

# Notice of Planning Committee



Date: Thursday, 15 June 2023 at 10.00 am

Venue: Committee Room, First Floor, BCP Civic Centre Annex, St Stephen's Rd, Bournemouth BH2 6LL

---

## Membership:

### Chairman:

Cllr M Le Poidevin

### Vice Chairman:

Cllr P Hilliard

Cllr C Adams  
Cllr S Carr-Brown  
Cllr J Clements  
Cllr J Challinor

Cllr D A Flagg  
Cllr M Gillett  
Cllr B Hitchcock  
Cllr G Martin

Cllr Dr F Rice  
Cllr J Salmon  
Cllr P Sidaway  
Cllr M Tarling

---

All Members of the Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MId=5440>

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services on 01202 096660 or email [democratic.services@bcpCouncil.gov.uk](mailto:democratic.services@bcpCouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email [press.office@bcpCouncil.gov.uk](mailto:press.office@bcpCouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](https://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

7 June 2023

**DEBATE  
NOT HATE**



Available online and  
on the Mod.gov app



## Maintaining and promoting high standards of conduct

### Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests



What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

#### Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

#### Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer  
([susan.zeiss@bcpcouncil.gov.uk](mailto:susan.zeiss@bcpcouncil.gov.uk))

### Selflessness

Councillors should act solely in terms of the public interest

### Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

### Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

### Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

### Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

### Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

### Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

# AGENDA

Items to be considered while the meeting is open to the public

## 1. Apologies

To receive any apologies for absence from Members.

## 2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

## 3. Declarations of Interests

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

## 4. Confirmation of Minutes

7 - 8

To confirm and sign as a correct record the minutes of the meeting held on 1 June 2023.

## 5. Public Issues

9 - 16

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 10.00am of the working day before the meeting. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=290>

### Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.
- There will be a further maximum combined time of five minutes to speak in

support and up to two persons may speak within the five minutes.

- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Submitting a statement to Planning Committee as an alternative to speaking:

- Anyone who has registered to speak by the deadline may, as an alternative to attending/speaking in person or virtually, submit a written statement to be read out on their behalf.
- Statements must be provided to Democratic Services by 10.00am of the working day before the meeting.
- A statement must not exceed 450 words (and will be treated as amounting to two and a half minutes of speaking time).

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

## ITEMS OF BUSINESS

### 6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

**Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.**

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chairman retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, the following link will take you to the main webpage where you can click on a tile (area) to search for an application. The link is:



<https://www.bcpccouncil.gov.uk/Planning-and-building-control/Search-and-comment-on-applications/Search-and-comment-on-applications.aspx>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

- |    |  |         |
|----|--|---------|
| a) | <b>The Captains Club Hotel, Wick Lane, Christchurch BH23 1HU</b><br>Christchurch Town Ward<br><br>8/22/1069/FUL<br><br>An extension to the existing hotel to create additional hotel bedrooms and suites and ancillary plant rooms.  | 17 - 60 |
| b) | <b>32 Addington Place, Christchurch BH23 3PB</b><br>Christchurch Town Ward<br><br>8/23/0027/HOU<br><br>Two storey side extension and single storey rear extension (amended)  | 61 - 78 |
| c) | <b>46 Winston Avenue, Poole, BH12 1PF</b><br>Alderney and Bourne Valley Ward<br><br>APP/23/00185/F<br><br>Single storey side extension and alterations. Front porch and front dormer.  | 79 – 92 |
| d) | <b>Land at Aviation Business Park, Viscount Road, Hurn, Dorset BH23 6NW</b><br>Commons Ward<br><br>To provide an update on the planning applications at the Aviation Business Park and to seek delegation from Committee for the issue of decision notices following conclusion of the S106 agreements.<br><br>1) Application 8/19/0864/FUL<br><br>Outline planning application for the erection of up to 85,100 sqm GIA of Class B1, B2, B8 employment floorspace, of which no more than 34,000 | 93 - 96 |

sqm GIA shall be B1/B2 (Business and General Industrial), and of that, no more than 4,000 sqm GIA shall be B1a (Offices), with access and associated works. All matters reserved save for Access.

2) Application 8/19/0870/FUL

Development of estate road and drainage infrastructure with associated works (full).

3) Application 8/19/0882/FUL

Development of employment unit (use classes B1c, B2, B8) with access, landscaping, car parking and associated works (full)

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**PLANNING COMMITTEE**

Minutes of the Meeting held on 01 June 2023 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr P Hilliard – Vice-Chair

Present: Cllr C Adams, Cllr S Carr-Brown, Cllr J Challinor, Cllr J Clements,  
Cllr M Gillett, Cllr G Martin, Cllr P Sidaway and Cllr M Tarling

1. Apologies

Apologies were received from Cllr D Flagg, Cllr B Hitchcock, Cllr F Rice and Cllr J Salmon.

2. Substitute Members

There were no substitute members.

The Committee was advised that notice had been received from the Conservative Group that Cllr J Challinor was replacing Cllr D d’Orton-Gibson as a permanent member of the Committee.

3. Election of Chair

The Chairman of the Council presided over this item and sought nominations for Chair. A nomination was received and seconded for Cllr M Le Poidevin. No further nominations were received.

**RESOLVED that Cllr M Le Poidevin be elected as Chair of the Planning Committee for the Municipal Year 2023/24.**

4. Election of Vice Chair

The Chair of the Planning Committee presided over this item and sought nominations for Vice Chair. A nomination was received and seconded for Cllr P Hilliard. No further nominations were received.

**RESOLVED that Cllr P Hilliard be elected as Vice Chair of the Planning Committee for the Municipal Year 2023/24.**

5. Declarations of Interests

There were no declarations of interest.

6. Confirmation of Minutes

**RESOLVED** that the minutes of the meeting held on 20 April 2023 be confirmed as a correct record.

7. Future Meeting Dates

The Committee noted the current schedule of Planning Committee meeting dates in the calendar for the 2023/24 Municipal Year.

The meeting ended at 10.05 am

CHAIR



## **PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE**

### **1. Introduction**

- 1.1 The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chair.
- 1.2 This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.
- 1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)**

### **2. Order of presentation of an application**

- 2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.
- 2.2 In considering each application the Committee will normally take contributions in the following order:
  - a) presenting officer(s);
  - b) objector(s);
  - c) applicant(s) /supporter(s);
  - d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);
  - e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

### **3. Guidance relating to the application of this protocol**

- 3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.
- 3.2 The Chair has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the

meeting and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

- 3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

#### **4. Electronic facilities relating to Planning Committee**

- 4.1. All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

#### **5. Attending in person at a Planning Committee meeting / wholly virtual meetings**

- 5.1. Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

#### **6. Provisions for speaking at Planning Committee (whether in person or remotely)**

- 6.1. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk) by **10.00 am of the working day before the meeting.**
- 6.2. A person registering a request to speak must:
- a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and
  - b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

- 6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:
- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
  - b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
  - c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.
- 6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.
- 6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.
- 6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.
- 6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

## **7. Questions to person speaking under this protocol**

- 7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

## **8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)**

- 8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.
- 8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.
- 8.3. Any member of the Planning Committee who has referred an application to the Planning Committee for decision but who exercises their discretion not to participate and vote on that application as a member of the Planning Committee (whether because they consider they may have a predetermined view or otherwise), may have or at the discretion of the Chair be given the opportunity to speak as a ward councillor or otherwise in accordance with the provisions of this protocol. Such a member may be invited to leave the room after speaking until consideration of that application has been concluded.

## **9. Speaking as a Parish or Town Council representative (whether in person or remotely)**

- 9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

## **10. Content of speeches (whether in person or remotely) and use of supporting material**

- 10.1. Speaking must be done in the form of an oral representation. This should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to any person or group, including the applicant, any officer or councillor or might



result in the disclosure of any personal information for which express consent has not been given.

- 10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.
- 10.3. The ability to display material on screen is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a speech should therefore ensure that it is not dependent on such information being displayed.

## **11. Remote speaking at Planning Committee**

- 11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment. In circumstances other than a wholly virtual meeting this would be as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.
- 11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.
- 11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

## **12. Non-attendance / inability to be heard at Planning Committee**

- 12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.
- 12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to speak on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

- 12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to speak at the appropriate meeting time.

### **13. Submission of statement as an alternative to speaking / for use in default**

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).
- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

### **14. Provisions relating to a statement**

- 14.1 Any statement submitted for the purpose of this protocol:
- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
  - b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)
  - c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
  - d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
  - e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.
- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person withdrawing the statement wishes instead to exercise their opportunity to speak in person they should notify Democratic Services on or before the time of withdrawing the statement.

## **15. Assessment of information / documentation / statement**

- 15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:
- a) is considered to contain information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and / or
  - b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 15.2 The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

## **16. Guidance on what amounts to a material planning consideration**

- 16.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:

*“A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):*

- *Overlooking/loss of privacy*
- *Loss of light or overshadowing*
- *Parking*
- *Highway safety*
- *Traffic*
- *Noise*
- *Effect on listed building and conservation area*
- *Layout and density of building*
- *Design, appearance and materials*
- *Government policy*
- *Disabled persons' access*
- *Proposals in the Development Plan*
- *Previous planning decisions (including appeal decisions)*
- *Nature conservation*

*However, issues such as loss of view, or negative effect on the value of properties are not material considerations.”*

[https://www.planningportal.co.uk/faqs/faq/4/what\\_are\\_material\\_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing](https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing)

## **Note**

For the purpose of this protocol:

- (a) reference to the “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair of Planning Committee are unavailable or absent;
- (b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning is unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;
- (c) reference to ‘ward councillor’ means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of the application being considered; and
- (d) a “wholly virtual meeting” is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a “wholly virtual meeting” unless legislation permits

Adopted by the Planning Committee on 17.11.22





# Planning Committee

Application Address	The Captains Club Hotel, Wick Lane, Christchurch, BH23 1HU
Proposal	An extension to the existing hotel to create additional hotel bedrooms and suites and ancillary plant rooms
Application Number	8/22/1069/FUL
Applicant	Mr Morgan
Agent	Miss Heath, Savills
Ward and Ward Member(s)	Christchurch Town Cllr Cox and Cllr Tarling
Report status	Public
Meeting date	15 June 2023
<b>Summary of Recommendation</b>	<b>Delegate to the Head of Planning to grant permission subject to a s106 and conditions</b>
Reason for Referral to Planning Committee	<p>Number of representations objecting to the proposal and a call in by Cllr Cox on the following grounds;</p> <ul style="list-style-type: none"> <li>• Increased size will have a significant effect on local neighbours</li> <li>• Effect on amenity spaces for neighbours will be detrimental</li> <li>• Significant worsening of traffic and parking for local residents</li> <li>• Contrary to policies HE2 and HE3</li> </ul>
Case Officer	Sophie Mawdsley

## Description of Proposal

1. This application seeks consent for a rear extension and a fourth storey extension to the existing hotel to create additional 29 hotel bedrooms and 7 suites which will increase the floor space by 1,845.1sqm. In addition, the extensions will re-house the existing and new plant space.
2. 24 of the proposed bedrooms would be within the rear extension and the remaining 5 bedrooms and 7 suites would be located within the fourth storey element of the extension.

3. The access and parking arrangements would remain the same as existing, with the current provision of 47 parking spaces remaining for guests, visitors and staff.

### **Description of Site and Surroundings**

4. The Captains Club Hotel is located on a prominent riverside location on the River Stour, southwest of the town centre of Christchurch. The existing building is a three storey building, which on the riverside elevation comprises of significant glazing to benefit from the panoramic views across the river towards the harbour and Tuckton Gardens public open space. The rear of the building currently has minimal openings and at ground floor level the plant facilities and bin storage are located.
5. Terraced residential properties are located to the west, north and north-east of the Hotel within Creedy Drive, Sopers Lane and Willow Way with the rowing club, sea cadet hall and public car park to the east. The residential properties are 2 and 3 storey in form, with the majority in Creedy Drive which face the Hotel consisting of 3 storey terraced properties with balconies at first floor level.
6. The site lies outside of the Central Christchurch Conservation Area which lies approximately 93 metres to the east. The boundary of the Wick Village Conservation Area runs up the middle of The Stour (approx. 37m from the hotel building) and there is a strong relationship between both sides of the riverbank.
7. The site is located within an area of high flood risk, identified as being within current flood zones 2 and 3 but also within future flood zone 3a (2093 for commercial development) as shown in the Council's Strategic Flood Risk Assessment.

### **Relevant Planning History**

8. 8/11/0089  
Erection of single storey outbuilding and removal of existing entrance door.  
Granted 28/04/2011
9. 8/07/0571  
Erection of single storey enclosure for waste bins.  
Granted 25/10/2007
10. 8/06/0479  
Erection of 2 signs displaying hotel name.  
Granted 27/10/2006
11. 8/04/0461  
Erection of three-storey 28 room hotel, comprising 16 holiday or short stay suites and 12 restricted occupancy residential suites, restaurant, conference rooms and ancillary features and associated car parking and vehicular access from Wick Lane and Sopers Lane. (Variation of planning consent ref: 8.03/0368 to include additional plant buildings and extension/alterations to hotel elevations) (including S106 legal agreement).  
Granted 13/01/2005.

### **Constraints**

12. In considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of preserving the building or its setting or any features of special

architectural or historic interest - section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990.

13. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.
14. The following constraints apply to the site:
  - Flood Zone 2 current
  - Flood Zone 3 current
  - FZ3b 30cc 2093
  - FZ3a 30cc 2093
  - FZ3a 40cc 2133
  - FZ3b 40cc 2133
  - Flood Zone 3a (2019)
  - Flood Zone 3b (2019)
  - SSSI Impact Risk Zone
  - Areas Benefiting from Flood Defences
  - Flood Defences
  - Green Belt
  - Heathland 5km Consultation Area
  - Rights of Way
  - Airport Safeguarding
  - Coastal Area (Policy)
  - Town Centre Boundary
  - Wessex Water Sewer Flooding
  - Contaminated Land - Refuse Disposal

#### **Public Sector Equalities Duty**

15. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to:
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

16. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
17. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

### **Consultations**

18. **Environment Agency** – No formal response received.
19. **Natural England** - None received
20. **Wessex Water** - None received
21. **Dorset & Wilts Fire & Rescue Service** - None received.
22. **Christchurch Town Council**  
*“RESOLVED that the Council raises objection to the proposal on the grounds of:*
  - *incompatibility with Christchurch and East Dorset Core Strategy Policies HE2 (Design of New Development) and HE3 (Landscape Quality),*
  - *detrimental visual impact on the riverside and the conservation area due to the scale, bulk, and height of the proposal,*
  - *loss of amenity and tranquillity for neighbouring residences,*
  - *increasing light and noise pollution in the area,*
  - *concerns over the impact of the proposal on car parking and increased traffic congestion which would discourage tourists coming into Christchurch.*
  - *Voting: Unanimous”*
  - Consultation response following amended plans:
    - *“RESOLVED that the Council raises objection to the proposal on the grounds of:*
    - *Bulk and massing of the proposal that would be detrimental to the relation with the river and the surrounding area;*
    - *Detrimental effect to the amenity of neighbouring residences due to overlooking and loss of privacy;*
    - *Concerns over the impact of the proposal on car parking and increased traffic congestion”.*
23. **BCP Environmental Health** – (see file for full comments)  
*“There are residential properties opposite the hotel approximately 30m away which have a direct line of sight to the proposed plant area. It is likely that plant will be operating continuously and may have specific characteristics such as tonality, impulsivity and intermittency which could adversely impact those residents, especially during the night time. Louvered panels are proposed on the northern elevation surrounding the plant area which will provide some attenuation, but noise will escape through the open top which has been created to provide sufficient ventilation and circulation to the plant.*

*At this stage we have no information to indicate what the background noise levels are and what noise levels will be produced from plant in the new proposed areas. Therefore, for us to be able to fully consider this application we would advise the applicant to submit a noise impact assessment to demonstrate that noise from all plant/equipment associated with the hotel will not adversely impact on residents. report. Furthermore, please could the applicant provide further information on what restrictions and control measures they will implement to minimise noise disturbance to local residents from collections/deliveries to the hotel.*

Comments received 11<sup>th</sup> May on submitted Plant Noise Assessment

*"A plant noise assessment has been carried out by 24 Acoustics (Ref; R9895 – 1 Rev 0) which provides plant noise criteria. New service plant will be selected, attenuated, and installed to ensure that the cumulative noise rating level achieves the identified criteria. As the exact plant to be installed is still not known we would therefore recommend conditions on background noise (rating level (BS4142:2014) of 5dB below the background noise levels); construction phase environmental management plan; no burning on site; and construction hours".*

24. **BCP Rights of Way** - None received

25. **BCP Waste and Recycling** - None received

26. **BCP Lead Flood Authority** – (full comments can be viewed on line)

*"In section 6.11 they have used a climate change allowance of 25%. This is only the central estimation of the increased amounts of rainfall but the upper (safer) limit is 45%.*

*In Sect 6.12 they say "Surface water will be attenuated within the subbase before discharging into the piped network at a restricted rate of 1l/s, using a flow control device and into the Wessex Water surface water sewer." I would point out it is for the LLFA (in consultation with Wessex Water) to specify a discharge however we would find 1 l/s acceptable. It would have been helpful if WW had been consulted although I don't think they would object. Any SuDs condition should stipulate this figure.*

*In section 7.6 In the event the capacity of the proposed surface water drainage network is exceeded, the excess water will follow the topography of the ground and flow overland towards the north of the site and discharge into the highway drainage at an unrestricted rate, leaving properties unaffected. This is not acceptable and or not realistic because if the capacity of the proposed surface water drainage network is exceeded then it is highly likely that the highway drainage will already have become overloaded as well. There is no guarantee that the existing drainage has any spare capacity. Indeed, as the local highway drainage almost certainly discharges into the Wessex Water surface system which in turn discharges into the river. So if the River is high they either cannot discharge or will have a very reduced rate of discharge.*

*I cannot see anywhere in this report that they have consider the impact of Climate change. Now this area is already at risk of flooding which will only get worse with climate change. And although the EA do have flood defences in place they are obviously already trapping (surface) water behind them. Further looking at the Christchurch Level 2 SFRA it is quite possible these defences will (unless improved be extended but who knows if this will happen) possibly be outflanked in future due to sea level rise.*

*Now all the living accommodation is on or above the first floor and the only new bits at ground level are classed as less vulnerable so the overall flood risk is not going to change significantly so I cannot see that what is proposed will make a considerable difference to the overall flood risk but what is proposed will not improve the situation which will only get worse with climate change. I would agree with Section 4.9 that really the sequential test is not appropriate. Further I appreciate sect 5.5 where they*

say "However, since this development is an extension of an existing building, this is not feasible and the finished floor levels will be set no lower than the existing building's finished floor levels." However, the FRA makes no mention about trying to improve the flood resistance or resilience of what is being proposed and I don't know if the existing building has anything but this does seem a wasted opportunity.

I feel the FRA does not adequately cover the current risks let alone future ones but I cannot see that what is being proposed will significantly increase the already current risk or make the flooding any worse. It would however be an excellent opportunity to incorporate flood resilience and improve the situation. Further there should be a condition for the developer to have a proper emergency plan in place (to be agreed / approved by our emergency planning team)".

Comments on additional and update flood risk document -

"I am happy to accept that this is not a residential development so can have a more limited life span so the 25% climate up lift is acceptable. (It still does beg the question as to what will happen in 75 years time if the Hotel is still here but the assumption in the PPG is it is likely to be replaced by then.)

I note the comment about " we can only describe what will happen in this situation" which is true and they cannot be responsible for drainage not within their control but it doesn't alter the fact that it is likely to be overloaded as well.

It is a shame they didn't mention anything about improving / incorporating a more resilient / resist design".

## 27. **BCP Destination & Culture**

"The Captains Club hotel is a luxury award winning four-star hotel, spa and wedding venue situated on the banks of the River Stour in the historic town of Christchurch and only 5 minutes from the seafront and it's blue flag beaches. The Captains Club hotel plays a significant role within tourism for the Bournemouth, Christchurch and Poole area attracting visitors from far and wide, including international staying visitors. The hotel makes a significant contribution to the guest experience and tourism industry all year round and an extension to the existing hotel to create additional guest bedrooms is in line with the Tourism SPD (2016) which supports continuing investment in and improving the quality of tourism accommodation.

Bournemouth Christchurch and Poole has forged a hard-won reputation over the past 150 years to become established as one of the UK's premier seaside resorts, generating over half a billion pounds in visitor spend each year and sustaining over 12,700 local jobs\*. The resort's reputation for excellence is reflected in the many awards won for its high-quality natural environment, public realm, diverse range of accommodation and leisure attractions and major events.

The Council in conjunction with the local tourism industry, through the Destination Management Board, has adopted a strategic vision for our tourism economy to establish a World Class Visitor Experience. At the present time, the BCP area is enjoying significant levels of investment interest across the economy and tourism in particular which will see the transformation of the destination, cultural, attraction, leisure, retail, seafront, events, public realm and town centre offer. The new BCP Seafront Strategy which was adopted in Spring 2022 sets out the strategic vision of delivering a 'World Class Seafront' by investing in our seafront, enhancing what is already recognised as among the cleanest and most beautiful city region coasts in the world.

The potential rewards for investors are clear. The conurbation continues to perform strongly for overnight stays with the most recent visitor volume and value survey for 2019 identifying 76% of visitors are staying visitors (South West Research Company

2019). To achieve a world class offer we need to convert some of the day visitors to staying overnight in order to help the resort deal with things like littering, traffic congestion and the wider sustainability issues. This will also help to convert many of the low paid, seasonal jobs into year-round employment. Improving the quality of the accommodation offer and making every endeavour to reduce seasonality are the two key factors in achieving this.

BCP Council commissioned Hotel Solutions, a research specialist company to undertake an assessment of guest accommodation year-round supply, performance and development potential, new accommodation supply pipeline and future growth and investment plans within Bournemouth, Christchurch and Poole (Appendix A attached). As their report shows there are 11 major hotel development proposals in Bournemouth, Christchurch and Poole with the potential to deliver more than 1200 bedrooms over the next 10 years. There is significant potential for additional 4-star, boutique and lifestyle hotel provision in Bournemouth over the next 20 years, potentially more than doubling of the resort's current 4-star hotel supply. In Christchurch there is an opportunity for additional 4-star or boutique hotel provision, most likely in terms of the expansion of existing hotels and in Poole there is scope for a new 4-star or boutique hotel over the next 10 years, and possibly a further new 4-star, boutique or lifestyle hotel by 2040.

*This proposal makes a positive contribution to BCP's tourist accommodation and can only improve the facilities offered to guests making it a world class offer therefore, Tourism fully support this proposal".*

**28. BCP Highways - Major Dev**

*"The net increase in vehicle trips is likely to be 15 movements in the morning peak and 16 in the afternoon peak. The roads around the site are of a standard highway layout design and are capable of accommodating the relatively modest increase in vehicle movements from the proposal. Therefore, in terms of highway network impact the increase in traffic from the proposal is unlikely to result in significant highway network capacity issues.*

*The site is located within parking Zone B of the Parking Standards SPD guidance, which is a Zone with reasonably good transport links but it is noted that the site is on the boundary of Zone A (the Zone requiring the least amount of car parking provision). The site is located close to the transport links and amenities of Christchurch Town Centre.*

*Within parking Zone B the SPD guidance sets out that a 65 bedroom hotel facility should ideally provide 49 car parking spaces (in the neighbouring Zone A this would be a 33 space requirement). The existing car park for the hotel has 47 parking spaces, and this is to stay the same, but at present the car park is available for both hotel patrons and the public to use as the hotel offers the parking spaces available as a privately operated pay & display car park. The proposal is to retain the 47 spaces which would now be for hotel patrons, staff, and visitors only, which will likely result in less demand and traffic movements in the car park than the existing arrangement of shared general public use. There are public car parks close to the site and apart from a few peak holiday weekends the majority of the year there is spare capacity in these car parks, certainly to cater for 2 cars to park from this proposal. The SPD does allow proposals to have differing parking provision to that outlined within that guidance. Therefore, considering the change in car park availability, relative location to the town centre facilities and availability of public car parks nearby the Highway Authority does not consider that the amount of car parking provision proposed would result in any significant highway safety issues.*



*The proposal indicates that 13 cycle parking spaces will be provided which is an acceptable figure in line with SPD requirements. 4 of those cycle spaces will be for general public/visitor use and these are the existing cycle stands located close to the main building entrance. The rest will be for staff and are located internally within the service area of the building.*

*Notwithstanding the above comments on likely traffic generation there is scope for the proposal to offer improvements to cycle links in the area to meet the aims of sustainable development and to encourage less car use. Part of the National Cycle Network runs part way through the hotel car park linking Sopers Lane with Creedy Drive but signposting/wayfinding for this route could be improved. We'd suggest a scheme to improve signage, such as surface markings through the car park, be conditioned as part of the proposal.*

*The Highway Authority can offer support to the proposal subject to conditions."*

## 29. **BCP Planning Policy**

### "Flood Risk

*The application site is wholly within Future flood zone 3a (2093 for commercial development), and Environment Agency (EA) present day flood zone 2; and a large part of the site is in EA present day flood zone 3. This would generally trigger the flood risk sequential test (NPPF para 162). However, para 168 of the NPPF (and footnote 56) indicates that the sequential test is not required for small, non-residential extensions (with a footprint of less than 250m<sup>2</sup>).*

*The applicant's Flood Risk Assessment (FRA) para 3.2 indicates that it is proposed to demolish 113m<sup>2</sup> of the existing building footprint; and that the proposed extension will generate 343m<sup>2</sup> of new footprint. Part of the proposed development it states will be built in place of the existing building footprint to be demolished, and so the FRA indicates that the total increase in footprint is approximately 230m<sup>2</sup>. Therefore, in accordance with para 168 of the NPPF, I conclude that the flood risk Sequential Test is not required in this case. However, the NPPF still requires a site-specific flood risk assessment to be submitted. To accord with the NPPF, the EA and the BCP FCERM Team will need to be satisfied that the FRA satisfactorily demonstrates that the proposals are sufficiently flood resistant and resilient and do not increase flood risk elsewhere; and meet all the requirements of NPPF para 167.*

*I would also draw your attention to para 54 of the flood risk National Planning Policy Guidance (NPPG) which indicates that development within 16m of a riverbank (tidal river), a flood risk activity permit may also be required in addition to planning permission. I trust the EA/ FCERM Team (as Lead Local Flood Authority) will advise on this.*

### Town Centre Uses

*Additional tourist accommodation in Christchurch is supported in principle by Core Strategy policy PC6 which seeks to promote visitor accommodation in sustainable locations; and saved Christchurch Local Plan policy ET1 seeks to avoid the loss of tourist accommodation. The existing Captains Club Hotel provides high quality accommodation well located in the historic town of Christchurch and local attractions; and plays a significant role for tourism within BCP.*

*Notwithstanding the above, the proposed hotel accommodation is a main town centre leisure use; and the application site lies outside of the town centre boundary as defined to Core Strategy policy CH2. As such, and in accordance with the provisions of the NPPF (para 87) and Core Strategy policy KS7, an extension to provide*

*additional hotel accommodation would require a sequential test to be undertaken to determine whether there are any sequentially preferable sites within the town centre. As the site is only just outside of the town centre boundary, it is deemed to be edge-of-centre which is the next sequentially preferable location (after the town centre).*

*The applicant has submitted a town centre use sequential test in support of the proposals. It identifies 4 sites that it concludes are either not suitable and/or not available. I would agree that these sites are either not available or not suitable. I note that the applicant's Sequential Test (para 8.9) rejects sites identified in Core Strategy policy CH1 (Bridge Street/Stony Lane, the Magistrates Court, Saxon Square and The Lanes on the basis that they are outside the town centre. These sites actually fall within the town centre boundary as defined in policy CH2, so should be considered as part of the sequential test. I accept that these may not be suitable or available in view of: the flood risk constraints around Bridge Street/Stony Lane, the live consent to develop the Magistrates Court for other uses; and the applicant's criteria; but this should be demonstrated in the applicant's sequential test. In view of flood risk constraints in the Bridge Street/Stony Lane area we are not aware of any other potential town centre sites that are currently suitable and available. Furthermore, in accordance with the intentions of the NPPF (para 81), extension of the existing site would enable the existing local business to invest, expand and adapt. NPPF para 88 requires that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. This site immediately adjoins the town centre; is well connected to the town centre and local attractions; and hotel development in this location will support tourism and the vitality of the town centre".*

**30. BCP Urban Design and Conservation**

*"Concerns were raised in February 2023 regarding the design and the heritage impacts of the proposal, in terms of:*

- Scale and bulk of the proposed top floor extension.*
- Impact of the proposed top floor extension on the design of the existing building – the existing slender lightweight tower features.*
- Setback building entrances leaving poorly lit undercroft areas that would collect wind blown litter.*
- Note that there would be an increase in overshadowing of neighbouring properties during the winter months.*
- Site Enhancement Plan for biodiversity not based on proposals so not accurate.*
- Dark and austere appearance of top floor with small window openings that did not respond to the pattern of fenestration of the floors below – need for materials to be much lighter in tone, more glazing and a pattern of fenestration in keeping with the windows of the floors below. Any balcony balustrades need to be glazed.*
- Blank and uninviting ground floor of the rear extension – need for high quality materials - cladding with some depth of texture/colour/tone would help to enhance the appearance. Dark grey cladding too dark and austere.*

*The Urban Design Officer and the Conservation Officer consider that the form of the proposal is now of an appropriate scale and bulk. The existing tower elements would be respected. The ground floor rear entrance now works much better, with a reduced undercroft area and a well-considered canopy/porch element. In terms of the materiality, the proposed cladding is a paler colour which is a notable improvement. The details and materiality however would benefit from more work. The top floor still*

*needs a higher proportion of glazing and an improved pattern of fenestration, particularly on the southern side. The proposed visible cladding joints would not support a high-quality appearance.*

*The ground floor cladding at the rear still needs enhanced materials, or some depth of texture/colour/tone. Being at the ground floor level, the quality of the materials, or lack of, would be especially apparent to visitors, residents and passers-by as they would be passing close to the building. The detail of the finish could perhaps be conditioned, but it is considered the pattern of glazing to solid walling should be addressed at this stage. With the inclusion of improvements to fenestration (as discussed above), the new work would better relate to the existing building and no objections would be raised”.*

31. **BCP Biodiversity**

No formal comments received

**Representations**

32. We have received 131 representations to the application. Of these, **105 are objections and 5 comments** to the proposal on the following grounds:

**Design and scale**

- Overbearing and dominant
- Excessive bulk
- Ugly structure
- Mass of building excessive
- Out of proportion with riverside setting
- Dominate the riverbank
- Spoils the experience when on the river
- Intrusive within locality
- Harm the street view
- Impact on visual amenities alongside river
- Already an eyesore on the river
- It is a largely residential and recreational area with limited room for further development
- Change character of the area
- Character of quaint town would be harmed
- Overwhelming
- Tall than adjacent apartment buildings
- Destroying the open, spacious and attractive aspects of this area
- Disruption to skyline
- Dominate views of Priory
- Contrary to Local Plan policies HE2 and HE3
- Contrary to Policies BE5 and BE16
- Change the view, historic feel and sense of timeless pride Christchurch has in this area.
- The Priory should remain, the dominant building steeped in history, tradition and architectural importance.

### Traffic

- Increased traffic in area
- Reduction in available parking for local residents
- Extra traffic dangerous for school children
- Insufficient parking for capacity of hotel
- Existing car park pay and display
- Existing car park not owned by Hotel
- Local car parks all often full
- Congestion on local roads
- Increase risk of accidents
- Additional delivery and servicing vehicles
- Emergency vehicle access inadequate
- Significant traffic congestion, especially when local events are running
- Impact on public safety
- Majority of visitor will arrive by car and not use bikes, coaches or buses
- Increase in the hazard to cyclists on National Cycle Network
- Congestion of Wick Lane – non commercial vehicle access
- Displacement of river users – no where for them to park
- Contrary to Policies KS11 and KS12
- Car parks used by school drop offs and pick ups

### Amenity

- Additional noise from size of hotel and additional servicing requirements
- Extensive glazing harmful to residents
- Light pollution
- Damage quiet and peaceful character of area
- Noise and disturbance
- Noise and emissions from plant and equipment
- Antisocial behaviour at night
- Loss of privacy
- Overlooking into properties
- Design of rear elevation allowed hotel and properties to coexist for last 18 years
- Harm outlook of residents
- Trees will not prevent loss of privacy to properties opposite
- Overbearing
- Odour pollution
- Unneighbourly extension
- Loss of views
- Contrary to Local Plan policy HE2
- Kitchen will be closest to residential properties
- Inadequate Noise Assessment

### Other issues

- Questioning requirement to need to do flood Sequential Test
- Increased flooding
- Weight on riverbank
- Impact on landscape character and biodiversity value of Christchurch harbour, coast, beaches and rivers
- Breach of original planning permission
- Totally out of the line with the original concept of co-habiting harmoniously
- Suites must not be for residential occupation
- Large Hotel has no place in village like community
- Falls outside town centre which should be focus for uses including higher density residential, employment, retail, leisure and entertainment, offices, arts, culture, and tourism development.
- Size of rooms will change nature of Hotel
- Should provide roof landscaping

33. We have received 26 representations in support for the following reasons;
- A modest, subservient and attractive addition to the existing world-class hotel.
  - The design is balanced and of high quality
  - Ensures the ongoing long-term operation of the hotel, extending upon the existing benefits to the local economy through employment and footfall in a sustainable location.
  - Need to support the flagship Hotel
  - Christchurch needs investment and needs to offer more modern and upcoming facilities.
  - There is a car park close by
  - More rooms means more spend to local shops. The traffic is a mess in Christchurch not because of expansion but because of the constant road works.
  - Brings trade into the town
  - Vital part of the economy
  - Does not disadvantage residents
  - Façade on the car park elevation of the hotel is a significant improvement to its appearance both for guests and local residents overlooking the hotel
  - Great for tourism
  - Hotel provides for community and charity support
  - Providing employment and training
  - Training for local schools
  - Support a local business
  - Safeguards all the benefits the hotel brings to the town
  - Supported by Policy PC6

### Key Issues

34. The key issues involved with this proposal are:
- Principle of development
  - Economy and tourism

- Design, form and scale and impact on visual amenities of area
  - Impact on Heritage assets
  - Flood risk and surface water management
  - Impact on residential amenities
  - Parking and Access
  - Biodiversity and Dorset Heathlands
  - Energy and Sustainability
35. These issues will be considered along with other matters relevant to this proposal below.

### **Policy Context**

36. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) and saved policies of the Christchurch Local Plan (2001).

KS1 Presumption in favour of sustainable development

KS2 Settlement hierarchy

KS7 Role of town centres

KS11 Transport and Development

KS12 Parking provision

PC6 Tourism

HE1 Valuing and conserving our historic environment

HE2 Design of new development

HE3 Landscape quality

ME1 Safeguarding Biodiversity and Geodiversity

ME3 Sustainable Development Standards

ME4 Renewable Energy Provision

ME6 Flood Management, Mitigation and Defence

Saved Policy BE5 Setting of Conservation Areas

Saved policy ENV3 Pollution and existing development

Saved policy ENV5 Drainage and new development

Saved policy ENV21 Landscaping in new development

Saved policy ET1 Redevelopment/change of use of tourist facilities

37. **Supplementary Planning Documents and Guidance**

Parking Standards 2021

Conservation Area Appraisal

38. **National Planning Policy Framework** ("NPPF"/"Framework")

The policies in the Framework are material considerations which should be taken into account in dealing with applications

## **Planning Assessment**

### **Principle of development**

39. There is a presumption in favour of sustainable development within the NPPF. Paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework provide a clear reason for refusing the development proposals. The Core Strategy policies relevant to this application are considered to be up-to-date.
40. The existing Hotel is an established business just outside of the town centre of Christchurch and as such its use has already been established. Policy PC6 seeks to promote visitor accommodation in sustainable locations and saved Christchurch Local Plan policy ET1 permits the redevelopment or change of use of tourist accommodation provided there is no reasonable demand and it would not result in a significant loss of tourism accommodation. The Captains Club provides high quality accommodation within the town and currently plays a significant role for tourism in BCP. BCP Destination and Culture have stated; *"The hotel makes a significant contribution to the guest experience and tourism industry all year round and an extension to the existing hotel to create additional guest bedrooms is in line with the Tourism SPD (2016) which supports continuing investment in and improving the quality of tourism accommodation"*.
41. Notwithstanding the above, the hotel is a main town centre use but lies outside of the town centre boundary. Therefore, in accordance with policy KS7, an extension to provide additional hotel accommodation would require a sequential test to be undertaken to determine whether there are any sequentially preferable sites within the town centre. As the site is only just outside of the town centre boundary, it is deemed to be edge-of-centre which is the next sequentially preferable location (after the town centre). A town centre use sequential test has been submitted with the application and in agreement with the Planning Authority, it focused on alternative sites in Christchurch town centre given it did not seem appropriate to look at local or district centres given the scale of the hotel and the catchment area for hotel visitors. 4 sites were identified within the submission; The former Christchurch civic centre; Beagle site; Magnet; and Bypass car park. These have been discounted for a number of reasons including flood risk, not of scale to accommodate a hotel of the right size; location within business/light industrial area; and site not available to purchase. The document refers to other strategic sites within policy CH1 and these being outside of the town centre; this is incorrect; however, the Case Officer and BCP Planning Policy have accepted that given the high flood risk on the sites and live consents for other uses on the former magistrates/police site these sites are not available, taking into account the applicant's selection criteria which appear reasonable.
42. Paragraph 88 of the NPPF states; *'When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.'* It is considered that this edge of centre site is highly accessible from the town centre and wider BCP area. It is therefore considered the Sequential Test has been passed and the proposal is compliant with Policy KS7 and the NPPF in this regard.



43. Whilst it is considered the principle of the Hotel's expansion is acceptable, this still needs to be considered against other material planning considerations which will be considered below.

### **Tourism and the economy**

44. Core Strategy Policy PC6 promotes new visitor attractions and accommodation in sustainable locations and saved Christchurch Local Plan policy ET1 seeks to avoid the loss of tourist accommodation.
45. As referred to above, this Hotel makes a valuable and positive contribution to the local tourism economy and attracts visitors from afar, including international visitors. BCP Destination and Culture, in their consultation response have provided some background to the local tourism industry and confirm that BCP is established as one of the UK's premier seaside resorts, generating over half a billion pounds in visitor spend each year and sustaining local employment. An assessment of guest accommodation year-round supply, performance and development potential, new accommodation supply pipeline and future growth and investment plans within Bournemouth, Christchurch and Poole has taken place and this indicates that in Christchurch there is an opportunity for an additional 4 – star provision or boutique hotel over the next 10 years, most likely from expansion of existing hotels.
46. It is clear that the expansion of the Captains Club hotel will make a positive contribution to the provision of tourist accommodation within Christchurch and BCP as a whole and this would contribute to the local economy through investment, visitor spending and employment opportunities. It is considered the extension to the Captains Club which is in an edge of centre location with links to the town centre and beyond meets the ambition of Policy PC6 to promote tourist accommodation in sustainable locations. Paragraph 81 in the NPPF states; *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*. This scheme would enable a local business to expand and improve the offering to visitors and adapt to the changing climate since the pandemic. It is therefore considered that the proposal meets the aims of policy PC6, ET1 and the NPPF.

### **Design, Form and Scale**

47. CS Policy HE2 complements the design requirements in section 12 of the NPPF by requiring that development be compatible with or improve its surroundings in relation to criteria including layout, site coverage, visual impact and relationship to nearby properties. Policy HE3 states that development needs to protect and seek to enhance the landscape character of the area. The NPPF states that developments must function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and landscaping.
48. The proposed extension has a very similar form and design to the existing hotel and builds upon and responds to the character of the current building. According to the submitted Planning Statement, the existing hotel was originally designed to emulate a cruise ship, a nautical theme which is complimentary to the location. The proposals have been amended during the planning process to overcome concerns raised with the overall scale and mass of the building, in particular the additional bulk at the fourth storey. The building is highly visible from the southern side of the river and forms a prominent landmark along the River Stour. In addition, the rear of the western end of the building is visible from Sopers Lane and the public car park to the

northwest of the site. The increased size of the hotel will clearly be seen from many public vantage points and given its presence over the surrounding built form; it is extremely important that the extensions do not result in an intrusive building which harms this riverside setting.

49. It is considered that the rear extension which is to be the same height as the existing building is acceptable in terms of its scale and bulk. It relates well to the building and does not appear intrusive within the street scene and will be clearly read as part of the hotel. At ground floor level, there are minimal openings resulting in a rather blank facade; however, it is appreciated that this is required due to the location of the plant rooms and storage areas at the rear. Given the existing situation, with timber enclosures and a number of different spaces, this proposal rationalises the rear area, enclosing everything within the building, improving the appearance. The amendments to the access points for staff at the rear have minimised potential for anti-social behaviour and collection of litter and material with a reduced undercroft area and a more inviting porch area.
50. There is a significant amount of glazing being introduced on the northern rear elevation to serve the proposed bedrooms. The impact on amenity will be discussed below; however, in terms of design the rhythm of the fenestration and the horizontal emphasis is considered to be appropriate and relates well to the existing style and appearance of the building.
51. With regards to the additional storey; the amendments to the scale of this element with the removal of the new turrets, stepping in on front and side elevations, increased glazing and the finishing materials has overcome the initial concerns raised. It is considered that the form and scale is now more appropriate and the extension respects the existing tower elements and the building would not appear top heavy. BCP Urban Design and Conservation still consider that the top floor still requires a higher proportion of glazing. It is recognised that the floors below show a greater proportion of glazing on the southern elevation; however, the proposed pattern of glazing and the ratio to solid wall in conjunction with the now lighter cladding is considered to be acceptable and would not result in a discordant or top heavy extension. The reduction in floor area of this level along with the lighter material ensure it will appear as a lighter weight structure and not dominate the existing building.
52. The built relationship with the neighbouring residential properties must be considered, in particular those in Creedy Drive to the north and Riverside Park to the west. It is clear from the representations, there are strong concerns with the resulting mass and bulk of the building compared to the surrounding residential properties. The rear extension will bring built form closer to these properties; however, there still remains a significant distance between the buildings with the parking and highway maintaining this gap. It is not considered that the resulting built relationship would result in a cramped or oppressive form of development within the street scene. Whilst the extensions will clearly increase the Hotel's presence in the locality, it is considered that the proposals are sympathetic to the scale of the surrounding buildings.
53. Overall, it is considered that the scale, form and design of the extensions to the hotel are acceptable and are compatible with the existing building and neighbouring built forms. The Hotel will remain as a visually attractive building, with the extensions maintaining its symmetry and balance. The scheme is considered to be a positive response to increase the size of the hotel without creating a significant amount of footprint and the impact to the character and visual amenities of the area would be

acceptable. Therefore, the proposal is considered to comply with policies HE2 and HE3 and the NPPF, in particular paragraph 130 a) and b).

### Heritage assets

54. Core Strategy HE1 seeks to ensure that the significance of all heritage assets and their settings will be protected and enhanced. As outlined in the site description, the site is not within the Conservation Area but lies to the north of the Wick Lane Conservation across the River Stour and the Central Christchurch Conservation is located to the east. Wick is a historic village and owes its reputation as the last village on the River Stour to its location and surroundings, and its attractive character. There are views of the top of the Grade I listed Priory Church in Christchurch from this open space as well as from the open space to the east of the Hotel. The listing description of the Priory includes the following: "*Christchurch Priory forms the focal point of several groups of buildings as well as being the most prominent feature in the distant views of the town*".
55. The proposed development to the Hotel will have an impact on the setting of these two heritage assets and in particular Wick Lane CA given the open views from the open space to the south of the river. In addition, there are views across the river to the Grade I listed 11<sup>th</sup> Century Christchurch Priory Church from this location. The Heritage Statement submitted with the application acknowledges the hotel's presence on the waterfront and the setting of the Conservation Area. The NPPF in paragraph 206 states; '*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*'
56. There is no denying that the extension to the hotel, in particular the additional storey will result in the building being more prominent on the riverside and therefore in views from within and towards the Conservation Area. However, it already forms part of the built fabric and with the revisions that have been made to reduce the impact of the fourth storey, it is considered that the extended hotel would not cause a distraction to the setting of the Wick Lane Conservation Area. The extensions would not disrupt views of the Grade I listed Priory Church over and above the current situation from the open space on the opposite side of the river. There are still views of the Priory Church which forms part of the backdrop of the townscape of Christchurch town centre and therefore it is considered that the significance of this valuable heritage asset would not be unacceptably harmed and the setting of the Priory Church would be preserved.
57. Views from the Central Christchurch Area would be slightly more oblique and although the proposals would be visible above the rowing club house and from views on Wick Lane, it is considered that the additional built form would not be read as a whole and therefore would not appear intrusive or out of context with the existing building or surrounding buildings.
58. It is concluded that the proposal does not cause harm to the setting of the two Conservation Areas, as designated heritage assets. The riverside setting of the Wick Lane Conservation Area is preserved and the views from the Central Christchurch Conservation Area towards the west would not be harmed by the proposal. Therefore, the scheme is considered to accord with Policy HE1 of the Local Plan and Section 16 of the NPPF.

## **Residential Amenity**

59. Policy HE2 states that; 'development will be permitted if it compatible with or improves its surroundings in; its relationship to nearby properties including minimising disturbance to amenity'. Saved policy ENV3 refers to development which creates noise, discharges or emissions not harming the amenities of occupants of nearby land.
60. The Hotel is clearly an integral part of the townscape of this part of the urban area and there is an ongoing relationship between this business and the neighbouring residential properties. The proposed development has the potential to impact on the amenities and living conditions of the occupiers of the surrounding dwellings and it is clear from the representations that there are strong concerns regarding the extensions.
61. With regards to the properties directly opposite the rear of the Hotel in Creedy Drive, there is a separation distance of between 27 and 32 metres between the dwellings and the proposed rear building line, with the public car park and highway in between. These dwellings comprise of three storeys with windows at all levels on the front elevation and balconies at first floor level facing the hotel. Their private rear amenity spaces are to the north and not visible from the hotel with the exception of No 19 whose amenity area is at right angles to Creedy Drive. The rear extension and introduction of glazing on the northern elevation to serve the new bedrooms is clearly a concern for residents on overlooking and a loss of privacy.
62. The new built relationship and the resulting impact has been carefully considered before coming to a recommendation. Whilst there may be some mutual overlooking between the residential properties and the hotel rooms, the distances involved are considered to be sufficient to maintain privacy as they exceed the 15m – 20m distances quoted in the National Model Design Code as sufficient to maintain privacy. Furthermore, the private rear amenity spaces would not be affected. In respect of No 19, there is 31 metres from the rear of the extended hotel and the side boundary of the garden area, which is enclosed by a brick wall. There are also a number of trees within the strip of soft landscaping between the car park and Creedy Drive which partially filter views.
63. Whilst the local residents' concerns are recognised and been taken into account, it is considered that the proposed extensions with additional glazing would not give rise to an unacceptable relationship with the surrounding properties in this urban area and a material loss of privacy would not occur. Therefore, the scheme complies with Policy HE2 in this regard.
64. The increased size of the hotel is likely to give rise to additional movements and activity from an increased number of visitors and staff. This locality is on the edge of the town centre and characterised not only by the hotel and residential properties but by public car parks, a rowing club and areas of open space. Therefore, there is an intrinsic level of movement and activity in the area. The existing car park that serves the hotel, will no longer be available as a public play and display and will only be used by staff and guests so there could be a reduction in vehicle movements associated with the car park. It is considered that the proposal would not give rise to such a significant increase in noise and disturbance to cause undue harm to the occupiers of the surrounding properties.
65. The proposal introduces additional plant rooms within the hotel, with a new plant area within the new fourth storey at the western and eastern ends accommodating air handling units (AHU's) and condensers. Whilst it would be at this level, there would

be no roof covering and louvred sides on the northern elevation. In response to the initial consultation response from BCP Environmental Health, a plant noise assessment has been undertaken. This report has established the prevailing background noise (taken from a point directly to rear of Hotel on eastern side) and sets out the maximum plant noise rating levels at the nearest noise- sensitive receptors. The report concludes; *“Plant noise criteria have been established for daytime and night-time periods, to meet the criteria of Bournemouth, Christchurch and Poole council and with reference to the methods set out in BS 4142:2014. The new services plant shall be selected, attenuated, and installed to ensure that the cumulative noise rating level achieves these criteria at all times.”*

66. BCP Environmental Health have considered this report and are satisfied with the conclusions, subject to a condition to ensure the plant noise achieves a rating level (BS4142:2014) of 5dB below the background noise levels determined in Section 4 of the Plant Noise Assessment. Therefore, with this condition in place, it is considered that the levels of noise from the new plant areas would not have an adverse impact on residential living conditions.
67. The proposed extension at the rear and at the fourth storey will include additional glazing, especially on the southern side fronting the river. During the evenings and at night, this could increase the prominence of the building given the light omitted from the building. However, given the existing level of glazing on the southern elevation and the level of built form within the area and street lighting plus the separation to neighbouring dwellings, the light omitted from the building is not considered to cause such an adverse impact on the environment or living conditions of the occupiers of the neighbouring properties. There is no additional external lighting shown on the plans; however, an external lighting strategy can be conditioned to ensure that any new lighting around the hotel is suitable for the locality and does not cause harm to the residential amenities of the surrounding properties.
68. The impacts on residential amenity have been carefully considered and it is concluded that the development is compatible with its surroundings in the relationship to neighbouring properties and the general impact to amenity. Therefore, the proposal complies with policy HE2. With a condition in place to secure the noise levels of the plant rooms, the proposal will comply with saved policy ENV3.

### **Flood risk and surface water management**

69. Policy ME6 of the Local Plan sets out the requirement for developments within flood risk areas and stipulates that all development will be required to demonstrate that flood risk does not increase as a result of the development proposed. The application site is wholly within Future flood zone 3a (2093 for commercial development), and Environment Agency (EA) present day flood zone 2; and a large part of the site is in EA present day flood zone 3. There are existing flood defences in place for up to and including the 1 in 1000 year flood event. The site is more vulnerable to tidal flooding compared to flooding from other sources such as fluvial, surface water or infrastructure failure and it is considered to have high levels of ground water which is stated to be less than 3m from ground level.
70. The NPPF in paragraph 162 sets out the aims and requirement for the Sequential Test to be applied to new development; *‘The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding’*. sequential test. However, para 168 of the NPPF (and footnote 56) indicates that the sequential test is not required for small, non-residential extensions (with a footprint of

less than 250m<sup>2</sup>). It has been determined that the increased footprint from the extension, taking into account the footprint of the existing structures to be demolished is just below 250 m<sup>2</sup>. Therefore, it has been concluded that in this particular instance, notwithstanding the overall floor area of the extensions well exceeds 250m<sup>2</sup> the actual footprint does not and therefore in line with the NPPF the sequential test does not need to be applied to this proposal. Given the Sequential Test is not required there is no need for the Exception Test to be applied to the development.

71. A Flood Risk Assessment has been submitted as part of the application. The Environment Agency have been consulted and not provided any formal consultation response. However, they have clarified that given the majority of the additional floorspace is above ground floor there would be minimal flood risk concerns and as such the National Standing Advice for extensions would apply.
72. In line with the Standing Advice, the floor levels should either be no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. The existing and proposed floor levels will be 2.20m AOD. The minimum crest level of the surrounding flood defences is 2.50m AOD which is above the modelled 1 in 1000 year tidal flood level for the site, which is 2.17m AOD. Therefore, the site is protected for up to and including the 1 in 1000 year flood event.
73. BCP FCERM have made the point that although the proposal is unlikely going to increase flood risk, it is a missed opportunity to improve the situation and incorporate enhancements to the resilience of the building. The Agent has responded and stated; *"As part of the design, only plant and other ancillary rooms will be located at the ground floor level and all bedrooms will be located on the first floor and above to mitigate against flood risk. Flood resistance and resilience measures will be incorporated into design through the use of flood resistant materials such as stainless steel and plastic for fixtures and fittings which are less likely to be affected by flood waters and are easily cleaned, tiled or concrete floors at ground level, raising plug sockets, water, electricity and gas meters off the floor and above the flood level where possible and valuable items will be kept on upper floors or on high shelves"*.
74. In terms of surface water drainage, our SFRA Level 2 data shows that whilst the site itself is not at risk from surface water flooding, Sopers Lane to the north west and part of Creedy Drive to the north is showing as low risk. However, as indicated by the BCP Flood Engineer in the FCERM team there have been instances where these roads have been subject to surface water flooding. The FRA states the following; *"The surface water run-off from the proposed extension will discharge into the shallow attenuation system and be attenuated before discharging to the Wessex Water public surface water sewer located in Creedy drive at a peak discharge rate of 1l/s. The SuDS features will ensure excess water will be safely contained within the site boundary up to and including the 1in100 year storm event +25% climate change"*. Whilst Wessex Water would need to agree this rate, BCP FCERM consider it to be acceptable and will minimise adding to any surface water flooding in the immediate vicinity. Notwithstanding the submitted details, full details for the SuDS including the discharge rate can be secured by condition.
75. It is concluded that the scheme will not increase the flood risk on the site or in the immediate locality. With resilient measures in place and the finished floor levels secured by condition, it is considered the proposal complies with policy ME6 and the NPPF.

## **Traffic, Parking and Access**

76. Policy KS11 states; *'Development should be in accessible location that are well linked to existing communities by walking, cycling and public transport routes. Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport'*.
77. Policy KS12 refers to parking provision and the Parking Standards SPD (2021) sets out the parking requirements for vehicles and cycles. The site is sited within a highly sustainable location, within walking distance of the town centre, open spaces and bus routes. In addition, the National Cycle Network runs through the hotel car park.
78. The application is supported by a Transport Assessment which sets out the likely increase in traffic movements. As set out by the BCP Transport Development Team in their consultation response, the net increase in vehicle trips is likely to be 15 movements in the morning peak and 16 in the afternoon peak and it is considered this level of movement can be accommodated on the local highway network.
79. The Parking SPD identifies that the Hotel is located within Zone B but is on the boundary with Zone A. The adopted guidance sets out a 65 bedroom facility should provide 49 car parking spaces within Zone B. However, within Zone A, the requirement would only be 33. The current hotel's car park which is also available as a privately owned pay and display can accommodate 47 spaces. The proposal sets out that the existing 47 spaces would be retained, and no additional parking would be provided. However, the carpark would remain solely for the use of guests and staff of the hotel. Whilst there is a technical shortfall of 2 spaces, the Highway Authority are satisfied that given the public car parks close to the site and the sustainable location of the Hotel, the parking provision is acceptable and would not result in significant highway safety issues.
80. 13 cycle parking spaces are to be provided which is in line with the SPD requirements. A proportion of these will be the existing stands for visitor use and the remainder would be internal for staff. The application offers the opportunity to improve the signage for the National Cycle Network which is currently poorly signposted. Improvements to this, such as new surface markings can be secured by condition.
81. There is wide concern from local residents about the impact of the Hotel expansion on traffic movements and the perceived lack of parking for the hotel and local residents. These have been carefully considered; however, given the evidence from the Transport Assessment and the requirements set out in the SPD, it is considered that the scheme is acceptable and would not have a detrimental impact on highway safety issues in the area. Therefore, the proposal is considered to be compliant with policies KS11 and KS12 and the NPPF.

## **Biodiversity**

82. Core Strategy Policy ME1 sets out that it aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks. The NPPF in paragraph 174 states that decisions should contribute to and enhance the natural environment by minimising impact and providing net gains for biodiversity.



83. A Phase 1 Ecological Survey accompanies the application. The site is described as being predominantly covered in buildings and hard standing with some areas of ornamental planting and an area of well-managed amenity grassland. The conclusions are that the building provides negligible suitability for roosting bats but suitable habitat for nesting birds. Given the Hotel's location adjacent to the river, it could be used as a commuting bat route, but the site does not have significant foraging opportunities given the limited vegetation. In order to minimise the impact of the development on the surrounding natural environment the following mitigation measures are recommended within the Appraisal;
- Storage of equipment and machinery should take place as far as possible from the River Stour and not within 20m of the river.
  - Heras fencing and dust sheeting to provide a boundary between the site and river.
  - If possible, fuels and oil should be stored off site.
  - External lighting limited to that required for safety purposes and must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2018).
84. Given the relatively low ecological value the site currently has, there are opportunities to enhance the biodiversity on the site in line with the NPPF. The proposed enhancement measures are;
- Additional planting along northern boundary adjacent to the car park
  - 4 x 3 metre standard trees to replace those being lost including field maples and rowan.
  - Integral swift nesting boxes
  - Biodiversity information board for guests
85. The proposed enhancement measures are acceptable and whilst they could have gone further, Policy ME6 of the Local Plan only refers to the enhancement and net gains in biodiversity where possible. The above measures will be secured by condition and the proposed landscaping will be secured through an appropriate landscaping condition for a minimum of 5 years.
86. The application site lies within 5km but beyond 400m of Dorset Heathland which is designated as a Site of Special Scientific Interest and as a European wildlife site. The proposal for an extension to the existing hotel, in combination with other plans and projects and in the absence of avoidance and mitigation measures, likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.
87. The appropriate assessment has concluded that the likely significant effects arising from the proposal are wholly consistent with and inclusive of the effects detailed in the supporting policy documents. When there is a completed legal agreement the proposal will be wholly compliant with the necessary measures to prevent adverse effects on site integrity detailed within the documents: Dorset Heathlands Planning Framework 2020-2025 SPD.
88. The appropriate assessment has concluded that the mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM). In relation to this development the Council will fund HIP provision via the Community Infrastructure Levy but SAMM, which forms the second strand of the strategy, requires

that contributions be secured via s106 from hotel development. The contribution is calculated basing one bedroom on the same as one flat. Therefore, with 35 additional bedrooms, this would equate to a financial contribution of £10,220.00. The strategic approach to access management is necessary to ensure that displacement does not occur across boundaries.

89. The current application is currently not accompanied by a completed unilateral undertaking which should secure the necessary contribution towards Strategic Access Management and Monitoring in accordance with the Dorset Heathlands SPD. This contribution does not relate to the provision of infrastructure, is reasonable and necessary; the contribution complies with Regulations 122 and 123(3) of the Community Infrastructure Levy Regulations 2010 (as amended). However, the applicant has submitted a draft unilateral undertaking which will be verified by BCP Legal department. With this mitigation secured, the development will not result in an adverse effect on the integrity of the designated site and is therefore in accordance with policy ME2.

### **Trees and Landscape**

90. Policy HE2 and HE3 seek to protect natural features including trees and shrubs and the landscape character. The main areas of soft landscaping on the Hotel site are to the east of the Hotel building in which a Strawberry tree and Weeping Willow are located and to the north between the car park and Creedy Drive. This area includes Birch, Norway Maple and Field Maple. There is no TPO on the site and given the site is not within a Conservation Area, the trees are not protected.
91. An Arboricultural Method Statement accompanies the application and identifies that two young birch trees, T14 and T15 are to be removed on the southern edge of the car park in order to facilitate the development. The report also recommends a third birch tree to be removed, T1, sited to the west of the building. It is not considered that the loss of these trees would harm the visual amenities of the locality. In order to protect the trees to the north of the car park, the Method Statement shows protective barriers to be put in place during construction and this can be secured by condition.
92. As set out above in the Biodiversity Section, 4 x 3 metre standard trees (2 rowan and 1 field maple) are proposed within the soft landscaped area to the east of the building. In addition, native shrub planting is proposed below the existing trees on the northern edge of the car park.
93. It is considered that the soft landscaping proposals are acceptable and will protect the visual amenities of the locality. Therefore, the proposal is in accordance with policies HE2 and HE3.

### **Energy and Sustainability**

94. Policy ME3 in the Core Strategy requires development to meet national sustainable development standards. Policy ME4 in the Core Strategy encourages the provision of renewable, decentralised and low carbon energy in major development proposals.
95. There is reference to energy within the submitted Planning Statement; however, there is minimal information on what if any measures are being introduced to ensure the provision of renewable energy and sustainable construction. There is reference to Part L of the Building Regulations; however, it is considered appropriate that a scheme of this scale should be providing measures to reduce carbon emissions and renewable energy provision. Therefore, it is considered appropriate to condition an

Energy Strategy to ensure the proposal complies with Policy ME3 and ME4 of the Core Strategy.

### **Planning Balance/Conclusion**

96. The council encourages sustainable development. This seeks to strike a balance between the economic benefit of the development, the environmental impacts and the social benefits. The economic benefits resulting from the hotel expansion are significant with the provision of enhanced tourist accommodation which will make a valuable and positive contribution to the local tourism economy. The proposal is considered to comply with policy PC6 and paragraph 81 of the NPPF. Substantial weight is given to the tourism and consequent economic benefits of the proposals in the Planning Balance.
97. Social benefits are linked to the provision of employment and the provision of high quality tourism accommodation for visitors within this riverside location. However, these do need to be balanced alongside the environmental impacts which include the potential impact on the visual amenities of the locality, impacts on the living conditions of neighbouring properties and the traffic movements associated with the proposal. These impacts have all been carefully assessed and it is concluded the scheme would not harm the residential amenities of occupiers of the surrounding dwellings, the visual amenities of the area and the setting of the adjacent Conservation Areas would be preserved and the traffic flows and parking is acceptable and would not give rise to significant impacts on the local highway network.
98. Whilst the proposal could be said to have only minimal flood resilient measures and there is current lack of sustainable and energy efficiency measures, the proposal is considered to comply with the Development Plan as a whole and the NPPF does not provide a clear reason for refusal. Therefore, overall, it is considered that the balance is weighed in favour of approving the application subject to the s106 and conditions.

### **Recommendation**

It is therefore recommended that this application be delegated to the Head of Planning to **Grant permission** subject to:

- a) the completion of a Section 106 agreement to secure the required contributions towards Strategic Access Management and Monitoring (SAMM) financial contribution; and
- b) the conditions as set out below (and any amendments to those conditions as deemed necessary).

### **Conditions**

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
001 Existing Ga Gf And Ff Plans  
002 Existing Ga Sf And Tf Plans

003 Existing Ga Elevations  
 004 Site Location  
 005 Site Existing Ground  
 006 Existing Roof  
 200 A Proposed GA Elevations\_Rev A  
 201 A Proposed 3D Views\_Rev A  
 202 A Proposed 3D Views 2\_Rev A  
 007 A Site Proposed Ground\_Rev A  
 008 A Site Proposed Roof\_Rev A  
 009 A Proposed Site Section\_Rev A  
 100 A Proposed GA GF & FF Plans\_Rev A  
 101 A Proposed GA SF & TF Plans\_Rev A  
 102 A Proposed GA Roof Plan\_Rev A

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

3. Prior to any demolition or construction work taking place, a Demolition and Construction Environmental Management Plan scheme shall have been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be implemented before any part of the proposed development is started, including demolition and site clearance. The scheme shall include;
  - i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
  - ii. A description of management responsibilities;
  - iii. A description of the construction programme;
  - iv. Site working hours and a named person for residents to contact;
  - v. Detailed Site logistics arrangements;
  - vi. Details regarding parking, deliveries, and storage;
  - vii. Details regarding dust, noise and vibration mitigation;
  - viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
  - ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.
  - x. Confirmation of no burning on the site

Reason: In order to protect the amenity of the locality and residential amenity

4. No part of the development hereby permitted shall be commenced unless a drainage scheme for the disposal of surface water by way of a sustainable drainage system has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular include:
  - (a) proposed arrangements for the disposal of surface water;
  - (b) information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the application

site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;

- (c) a management and maintenance plan for the lifetime of the development that secures the operation of the approved surface water drainage scheme throughout this time; and
- (d) a timetable for delivery.

The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme shall at all times be retained and managed and maintained in accordance with it.

Reason: To avoid and minimise surface water flooding of the site and wider area.

- 5. Prior to any demolition or any equipment, machinery or materials being brought on to the site for the purposes of the development, the erection of protective fencing as shown in the Arboricultural Method Statement dated November 2022 shall be carried out and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the existing soft landscape features on the site.

- 6. Prior to any demolition or construction work taking place an energy strategy and sustainable construction scheme for the building is to be provided and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details.

Reason: To ensure the development is minimising carbon emissions.

- 7. No development above DCP (damp proof course) shall take place until full details of soft landscape works including details of species, plant sizes and proposed numbers/densities where appropriate have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The planting must be carried out in the first planting season following completion of the development or the first occupation of the hotel bedrooms hereby approved, whichever is the sooner. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.

Reason: To protect the visual amenities and landscape character of the area

- 8. No development above DPC (damp proof course) of the rear extension or the fourth floor extension shall take place until details and samples of all external facing and roofing materials have been provided on site and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure satisfactory visual relationship of the new development to the existing.

- 9. All building services plant (including air conditioning unit and any air handling plant etc) shall be sited and designed in order to achieve a rating level (BS4142:2014) of 5dB below the background noise levels determined in Section 4 of the Plant Noise Assessment carried out by 24 Acoustics, dated 16<sup>th</sup> February 2023 (Ref; R9895-1,

Rev 0). Within 6 months of the first use of any of the new plants hereby approved, a noise assessment shall be submitted to the Local Planning Authority. This Assessment must be approved in writing by the Local Planning Authority.

Reason: To protect the residential amenities of the neighbouring dwellings

10. Construction hours for the development hereby approved, shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

Reason: To protect the amenity of the area

11. Before the development is occupied or utilised the car parking and cycle parking facilities shown on the hereby approved plans must have been constructed. Thereafter, these must be maintained in useable condition, kept free from obstruction and available at all times for the purposes specified.

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

12. A scheme to provide signage improvements to the National Cycle Network route that runs through the site car park shall be submitted and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented within 2 months of any of the approved new hotel bedrooms being brought into use.

Reason: In the interests of sustainable development to encourage sustainable modes of transport.

13. Prior to any of the approved new hotel bedrooms being brought into use an updated Biodiversity Site Enhancement Plan must be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the Biodiversity Mitigation and Enhancements as set out in Ecological Assessment dated October 2022 and updated Site Enhancement Plan. Any variation must first be approved by the Local Planning Authority.

Reason: To protect the biodiversity interests of the site and area and ensure biodiversity enhancements are secured.

14. Prior to the addition of any new external lighting on the hotel building or within the Hotel site, full details of lighting including location, appearance, illuminance levels and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the locality and residential amenities of the occupiers of neighbouring properties.

15. Prior to any of the approved new hotel bedrooms being brought into use, an emergency plan in the event of a flood event shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the Plan maintained and kept available at all times.

Reason; To protect occupiers of the Hotel from flood risk.

16. The finished ground floor levels of the extension hereby approved shall be as shown on the 009 A Proposed Site Section\_Rev A and the following resilient measures used on the ground floor:

- Use of stainless steel and plastic for fixtures and fittings
- Raised plug sockets, water, electricity and gas meters

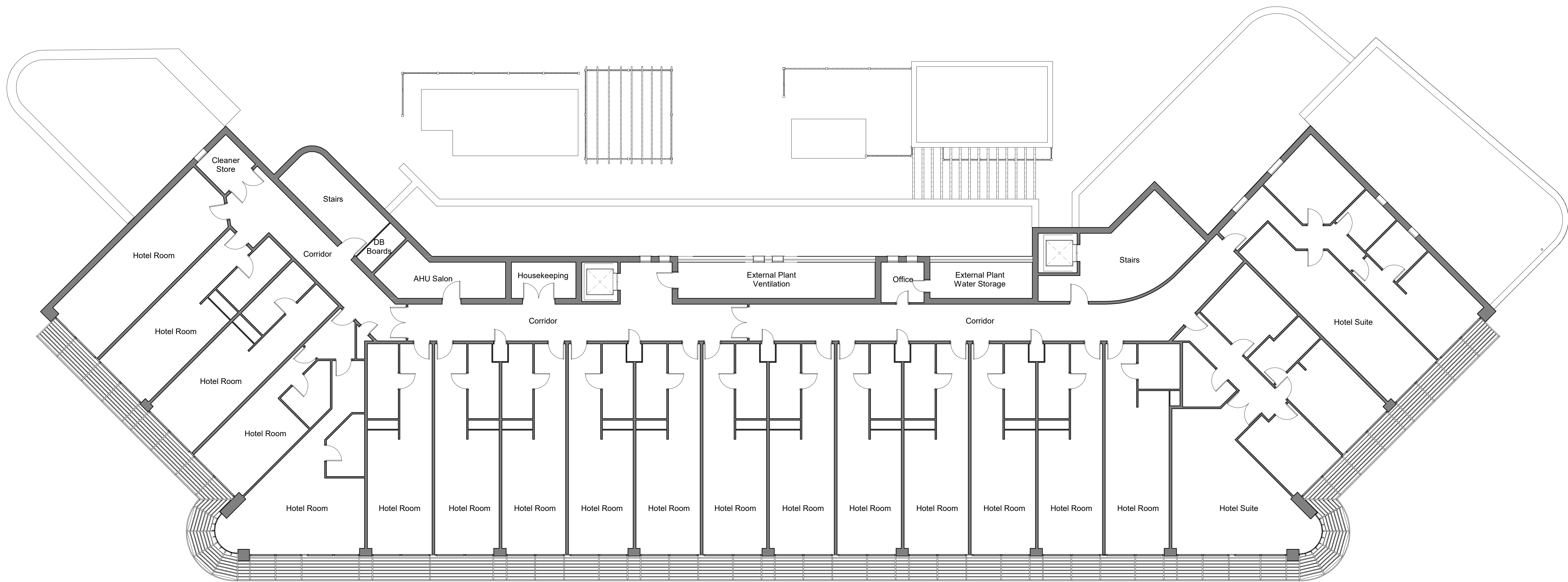
shall be carried out prior to any of the approved new hotel bedrooms being brought into use.

Reason: To protect occupiers of the Hotel and the building from flood risk.

**Background Documents:**

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.





**2 GA - 01 First Floor Plan**  
Scale - 1 : 100



**1 GA - 00 Ground Floor Plan**  
Scale - 1 : 100

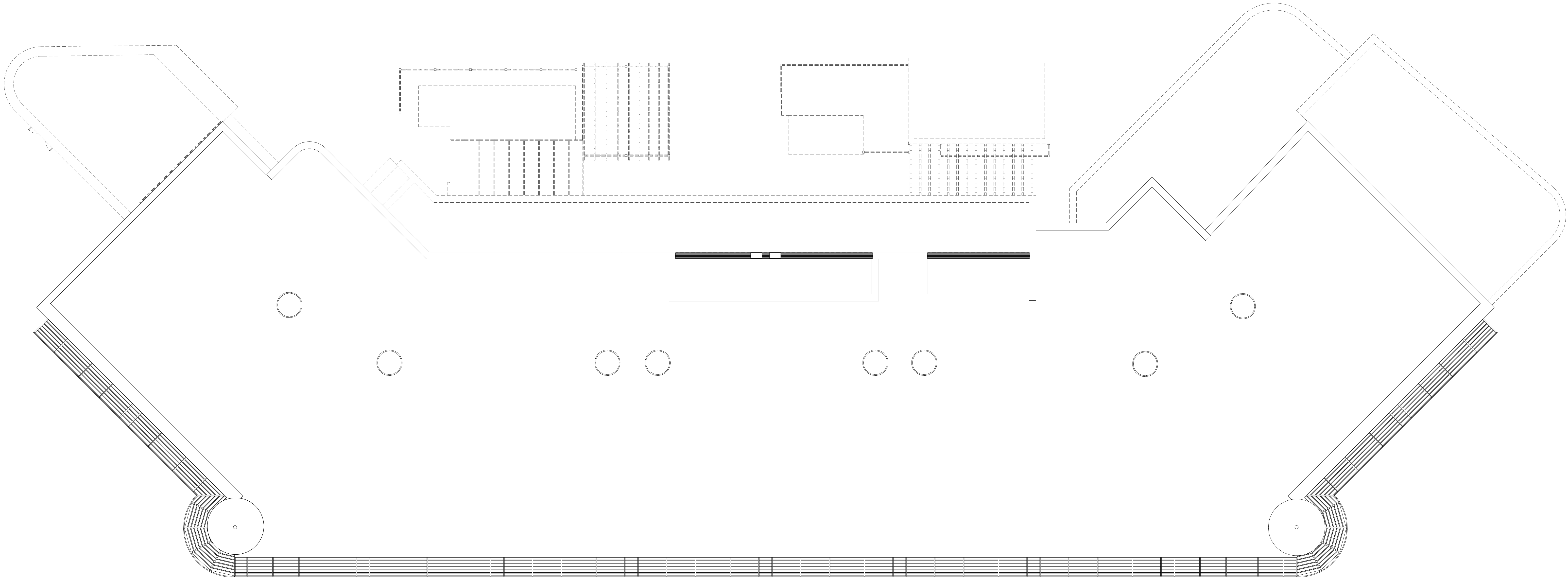
Notes:  
All drawings are subject to Planning and Building Control consent.  
The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.  
Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.  
All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.

Rev	Date	Details

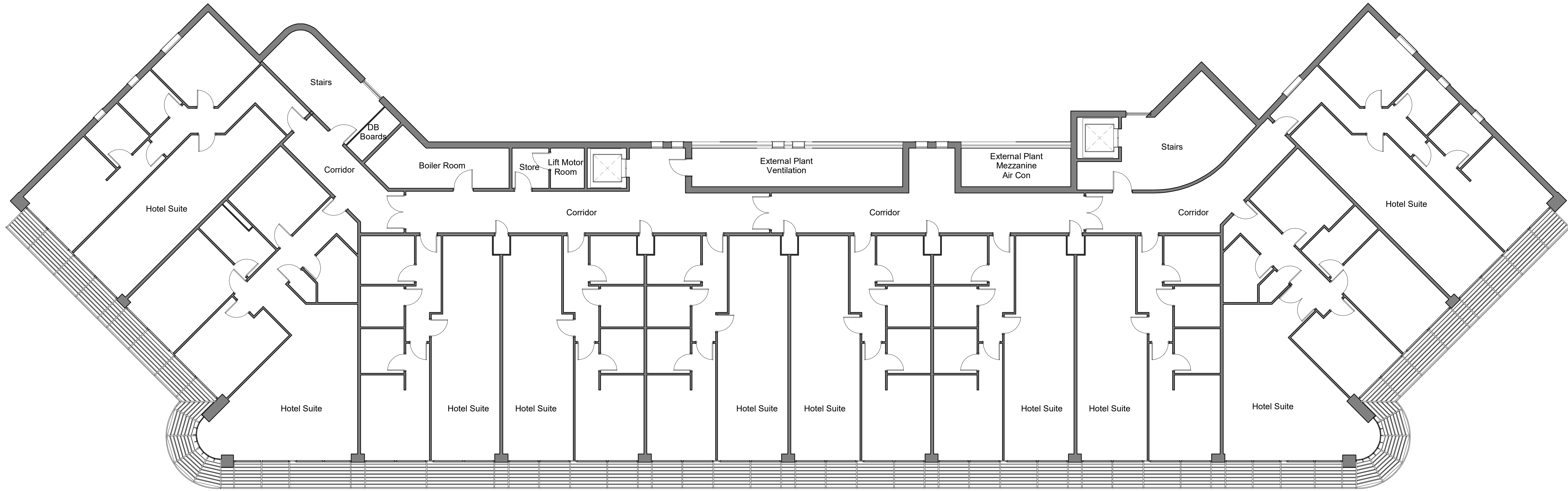
Issued for:	PLANNING
Project/Client:	Captain's Club Hotel & Spa Extension
Project No:	20016
Scale:	1 : 100@A0
Dwg No:	001
Rev:	

**BrightSPACE**  
architects  
27 Glasshouse Station, Fryern Court Road, Fordingbridge, Hampshire, SP6 1DX  
T: (01425) 655806/653639  
www.brightspacearchitects.com





**2 GA - 03 Roof Plan**  
002 Scale - 1 : 100



**1 GA\_02 Second Floor Plan**  
002 Scale - 1 : 100

Notes:  
All drawings are subject to Planning and Building Control consent.  
The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.  
Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.  
All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.

Rev Date Details

Drawn/Checked

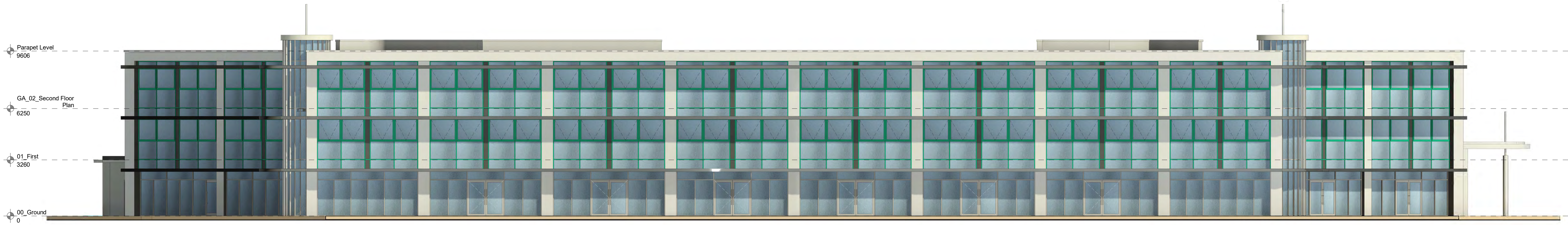
Issued for: **PLANNING**  
Project/Client: Captain's Club Hotel & Spa Extension  
Project No: 20016  
Scale: 1 : 100@A0  
Drawing: Proposed GA Second Floor & Roof Plan  
Dwg No: 002  
Rev:

**BrightSPACE**  
architects

27 Glasshouse Station, Fryern Court Road, Fordingbridge, Hampshire, SP6 1QX  
T: (01425) 655806/653639  
www.brightspacearchitects.com

© Brightspace Architects Ltd. Construction must not work until in formal agreement which are to be checked on site Registered Office: 27 Glasshouse Station, Fordingbridge, Hampshire, SP6 1QX Registered Number: 07666666





**1 North Elevation**  
003 Scale - 1 : 100



**2 South Elevation**  
003 Scale - 1 : 100



**4 West Elevation**  
003 Scale - 1 : 100



**3 East Elevation**  
003 Scale - 1 : 100

Notes:  
All drawings are subject to Planning and Building Control consent.  
The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.  
Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.  
All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.

Issued for: PLANNING	
Project/Client: Captain's Club Hotel & Spa Extension	Project No: 20016 Scale: 1 : 100@A0
Drawing: Existing GA Elevations	Dwg No: 003 Rev:

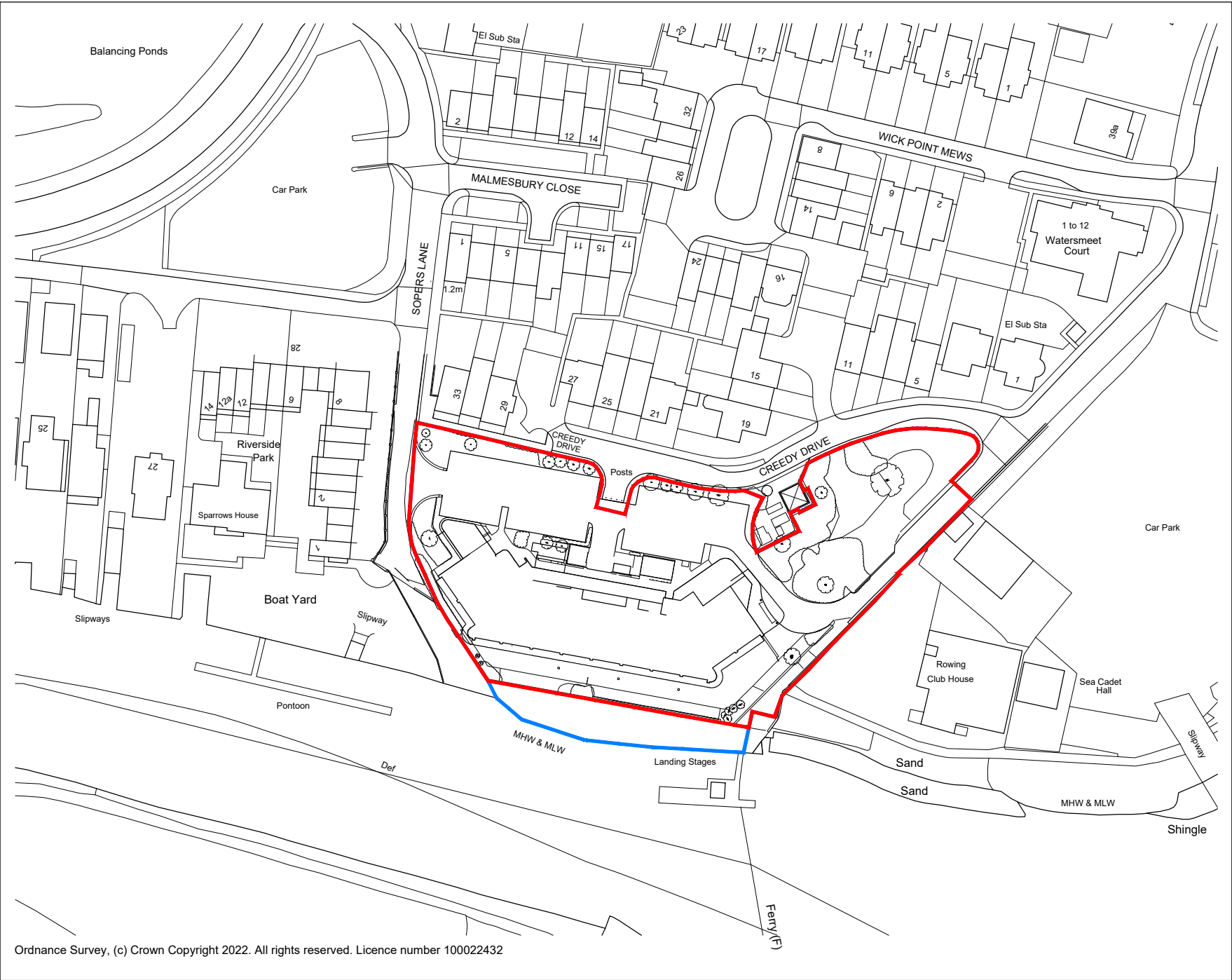
**BrightSPACE**  
architects  
27 Glasshouse Station, Fryern Court Road, Fordingbridge, Hampshire, SP6 1QX  
T: (01425) 655806/653639  
www.brightspacearchitects.com

© Brightspace Architects Ltd. Construction must work only to agreed dimensions which are to be checked on site. Registered Office: 27 Fordingbridge, Hampshire, SP6 1QX. Registered Number: 123456789

Rev | Date | Details

Drawn/Checked





- Notes:
- All drawings are subject to Planning and Building Control consent.
  - The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
  - Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
  - All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately



Rev. Date Details

Drawn Chkd

B 09/11/22 Issued for Planning  
A 13/04/22 Boundary adjustments

Rev. Date Details

Drawn Chkd

Drawn By: JT  
Date: 12/04/22  
Checked By: JT  
Date: 12/04/22  
Project No: 20016  
Scale: 1:1250 @A3  
Dwg No: 004  
Rev: B

Issued for: **PLANNING**  
Project/Client: Captain's Club Hotel & Spa  
Drawing: Site Location Plan

**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX  
T: (01425) 655806 www.brightspacearchitects.com  
© Brightspace Architects Ltd. Contractors must work only to figured dimensions which are to be checked on site.  
Registered Office: 17 Northover Rd, Pennington, Lymington, Hampshire, SO41 8GU. Registered Number: 07399008





Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

0 5 10 15 20 25m

Scale 1:500

Rev. Date Details

Drawn Chkd

Rev. Date Details

Drawn Chkd

Drawn By: JT

Date: 09/11/22

Checked By: JT

Date: 09/11/22

Project No: 20016

Scale: 1:500 @A3

Dwg No: 005

Rev:

Issued for:

Project/Client: Captain's Club Hotel & Spa

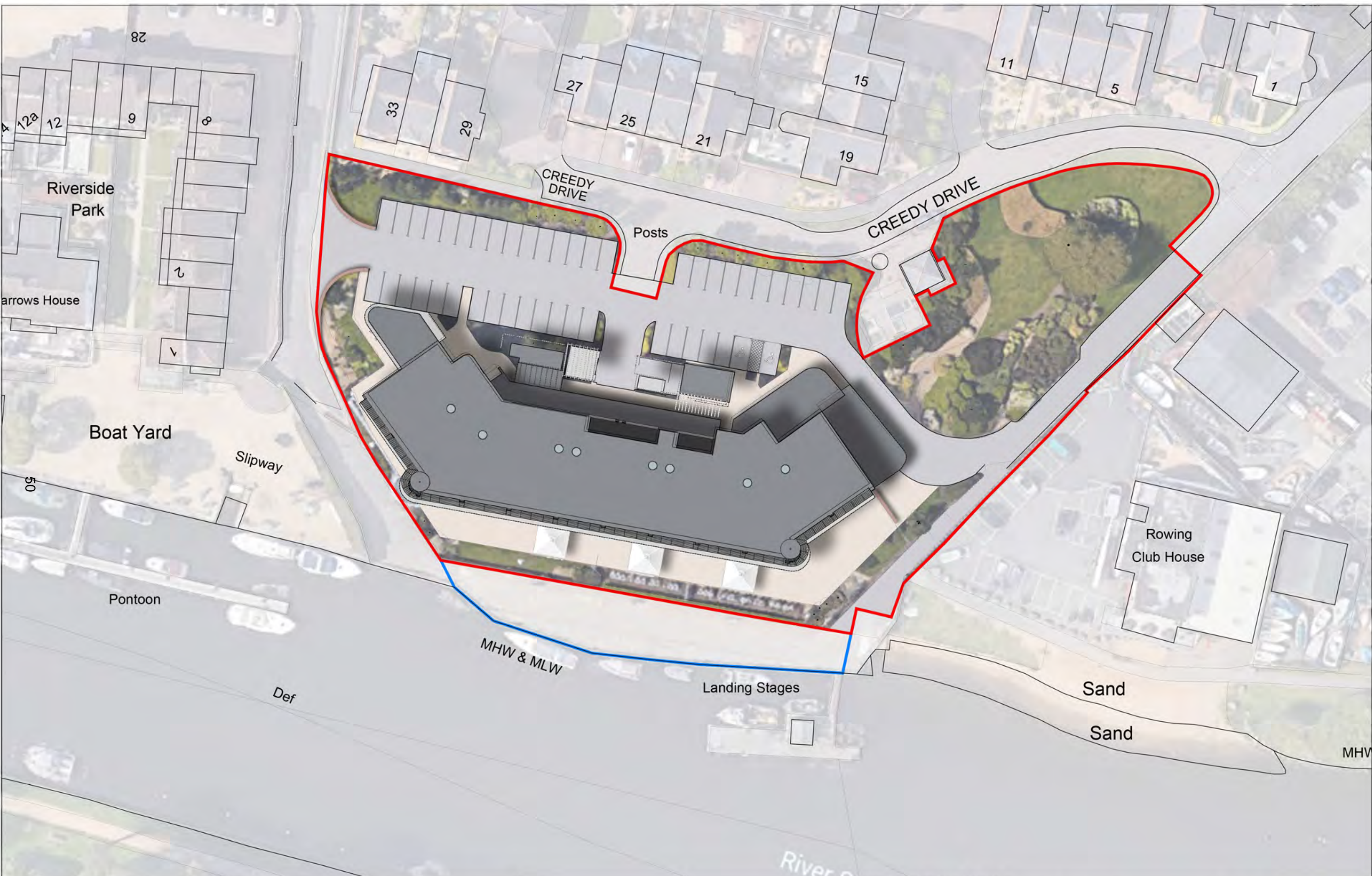
Drawing: Existing Site Plan Ground Floor

PLANNING

**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX  
T: (01425) 655806  
www.brightspacearchitects.com  
© Brightspace Architects Ltd. Contractors must work only to figured dimensions which are to be checked on site.  
Registered Office: 17 Northover Rd, Pennington, Lymington, Hampshire, SO41 8DU. Registered Number: 07999006





**Notes:**

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

Scale 1:500

Rev.	Date	Details

Drawn	Checked	Rev.	Date	Details

Drawn	Checked

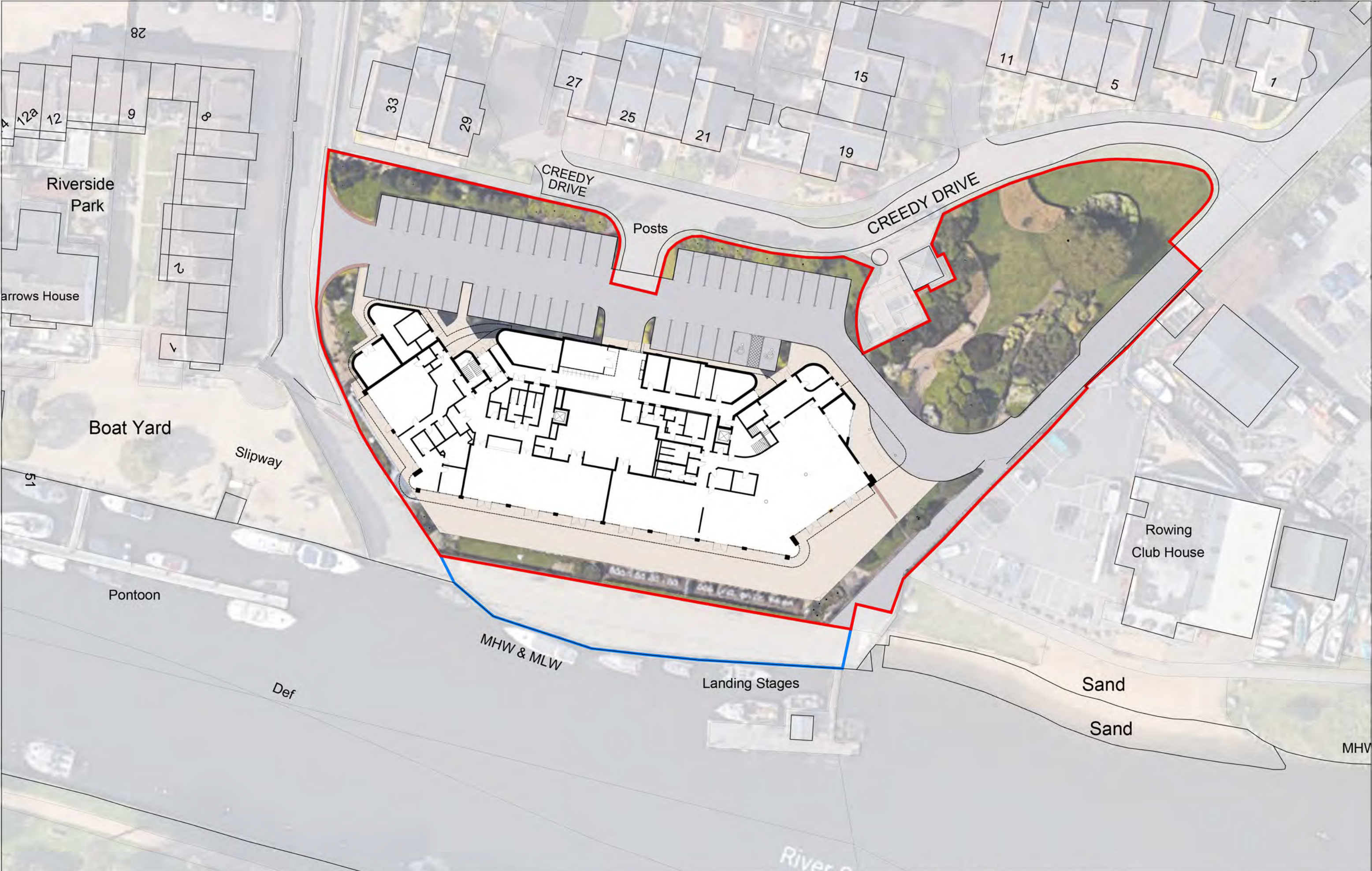
Drawn By: JT	Project No: 20016
Date: 09/11/22	Scale: 1:500 @A3
Checked By: JT	Dwg No: 006
Date: 09/11/22	Rev:

Issued for:	<b>PLANNING</b>
Project/Client: Captain's Club Hotel & Spa	Drawing: Existing Site Plan Roof Plan

**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP14 1GX.  
T: (01425) 655806  
www.brightspacearchitects.com  
© Brightspace Architects Ltd. Contractors must work only to the figures and dimensions which are to be checked on site.  
Registered Office: 17 Northover Rd, Pennington, Lymington, Hampshire, SO41 8QU. Registered Number: 07999008





Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

0510152025m

Scale 1:500

N

Rev.	Date	Details	Drawn	Checked
A	11/04/23	Drawings amended to planning comments	JT	JT

Drawn By:  
JT  
Date:  
09/11/22  
Checked By:  
JT  
Date:  
09/11/22

Project No:  
20016  
Scale:  
1:500 @A3  
Dwg No:  
007  
Rev: A

Issued for:

PLANNING

Project/Client:  
Captain's Club  
Hotel & Spa

Drawing:  
Proposed Site Plan  
Ground Floor

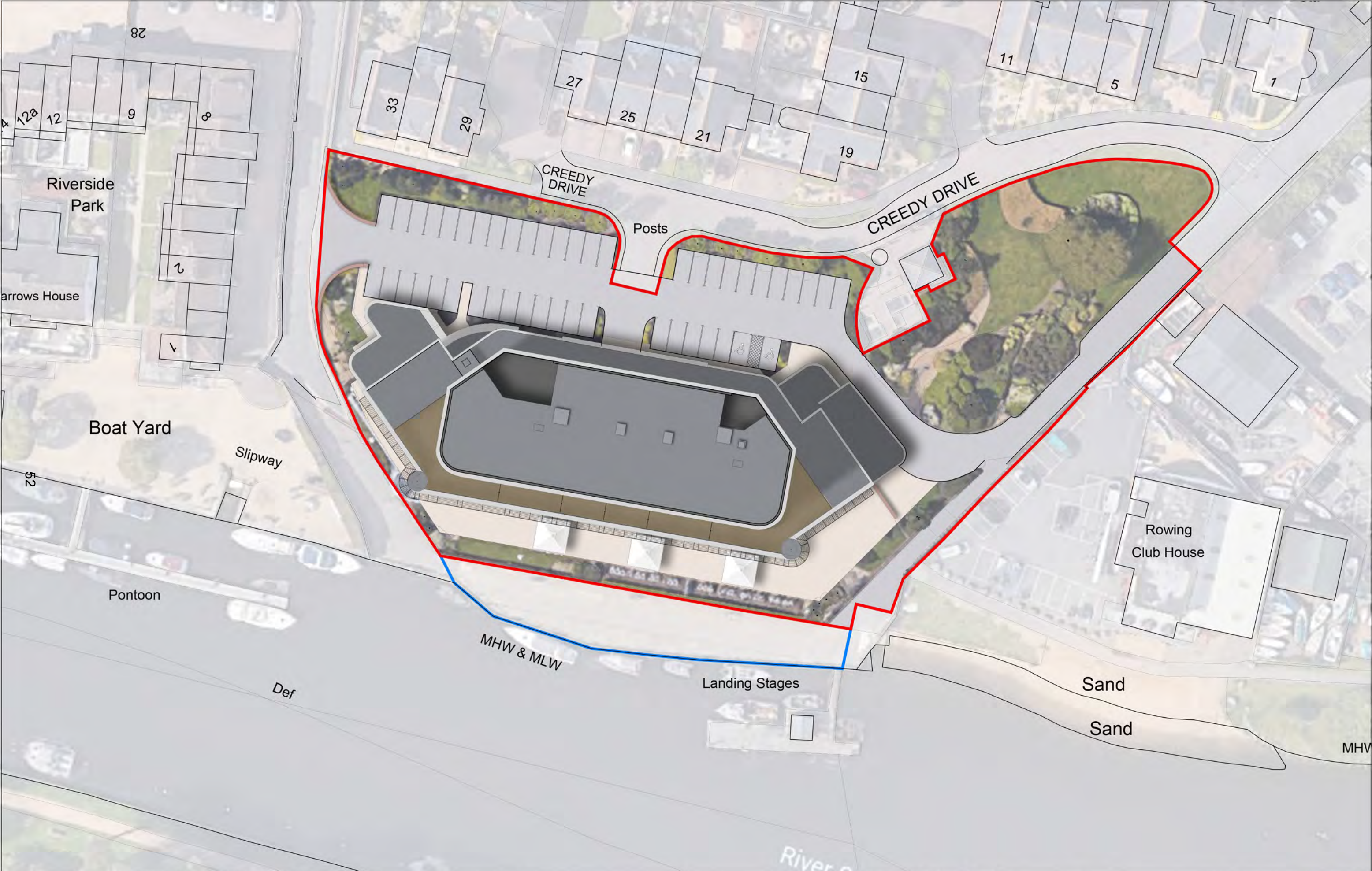
BrightSPACE

architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX  
T: (01425) 655806  
www.brightspacearchitects.com

© Brightspace Architects Ltd. Contractors must work only to figured dimensions which are to be checked on site.  
Registered Office - 17 Northover Rd, Pennington, Lymington, Hampshire, SO41 9GU. Registered Number - 07999008





Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

0510152025m

Scale 1:500

N

Rev.	Date	Details	Drawn	Checkd
A	11/04/23	Drawings amended to planning comments	JT	JT

Drawn By:  
JT  
Date:  
09/11/22  
Checked By:  
JT  
Date:  
09/11/22

Project No:  
20016  
Scale:  
1:500 @A3  
Dwg No:  
008  
Rev: A

Issued for:

**PLANNING**

Project/Client:  
Captain's Club  
Hotel & Spa

Drawing:  
Proposed Site Plan  
Roof Plan

BrightSPACE

architects

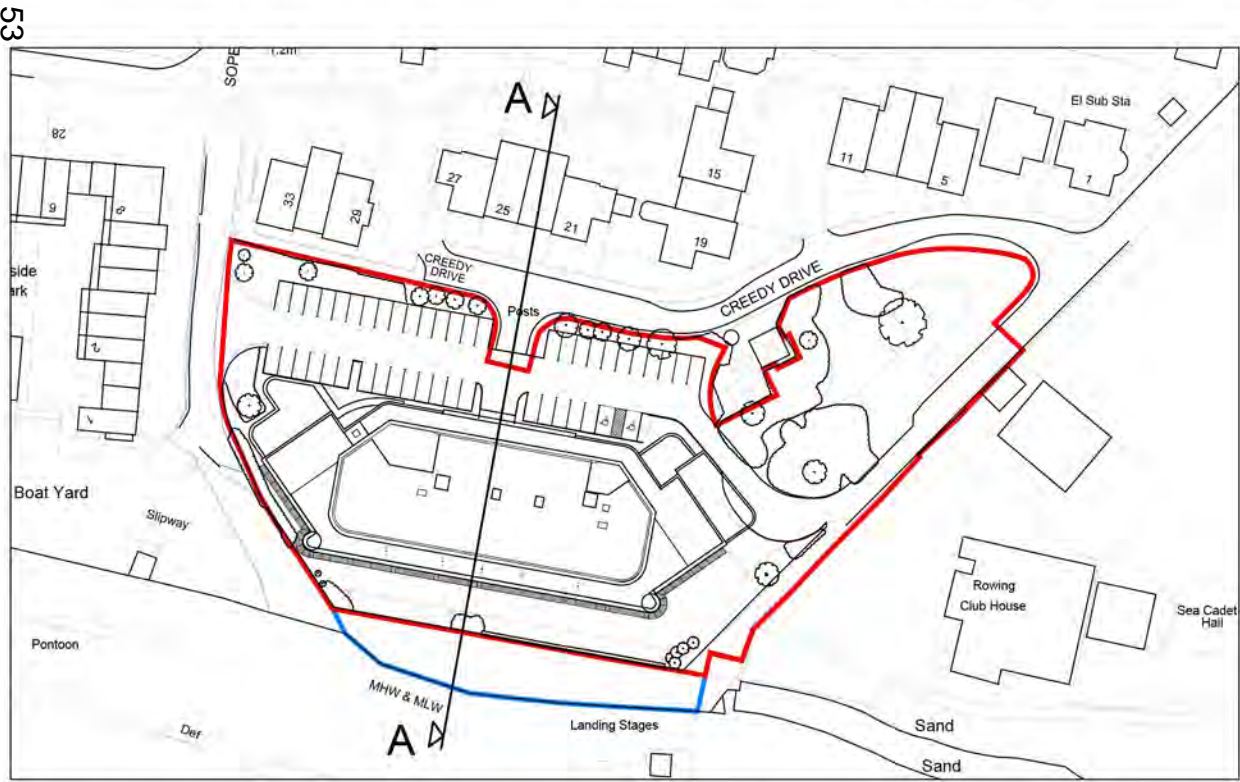
27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX  
T: (01425) 655806  
www.brightspacearchitects.com

© Brightspace Architects Ltd. Contractors must work only to figured dimensions which are to be checked on site.  
Registered Office - 17 Northover Rd, Pennington, Lymington, Hampshire, SO41 9GU. Registered Number - 07999008





Proposed Site Section A-A



Section Key Plan

- Notes:
- All drawings are subject to Planning and Building Control consent.
  - The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
  - Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
  - All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

Rev: 01/04/23

Drawn: JT

Checked: JT

Drawn: JT

Drawn By: JT  
Date: 10/11/22  
Checked By: JT  
Date: 10/11/22

Project No: 20016  
Scale: 1:250 @A3  
Dwg No: 009  
Rev: A

Issued for: PLANNING

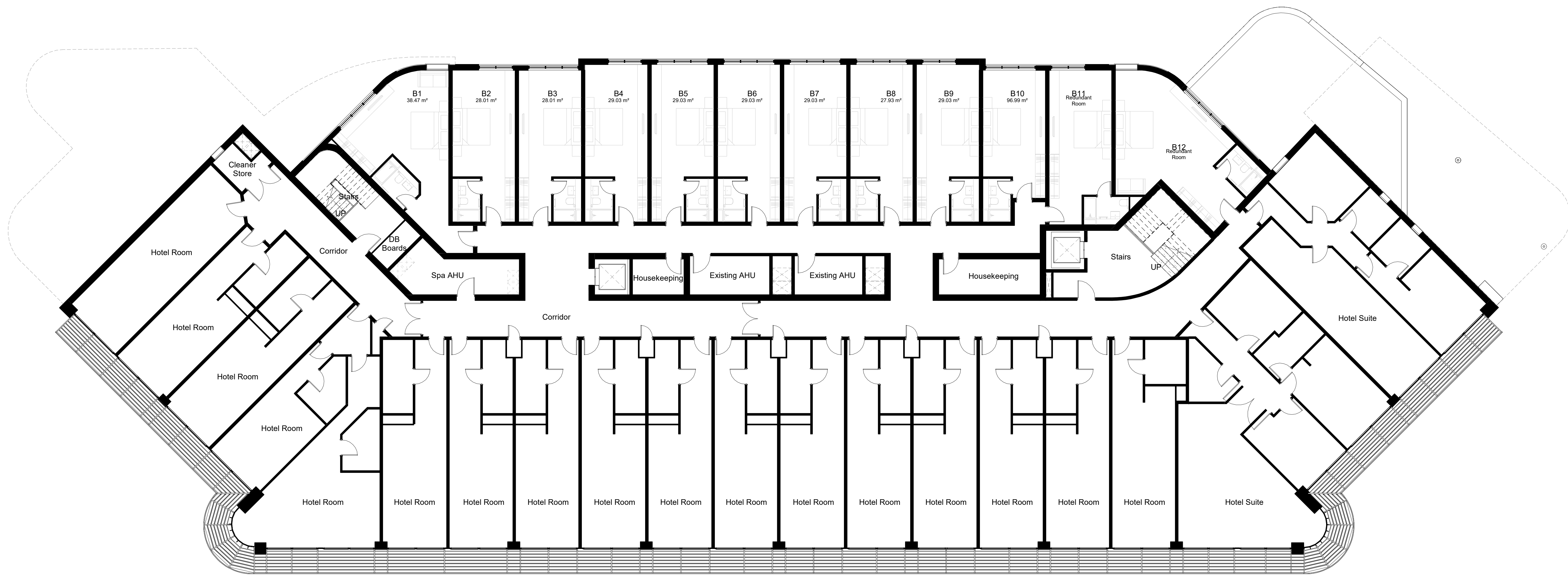
Project/Client: Captain's Club Hotel & Spa

Drawing: Proposed Site Section

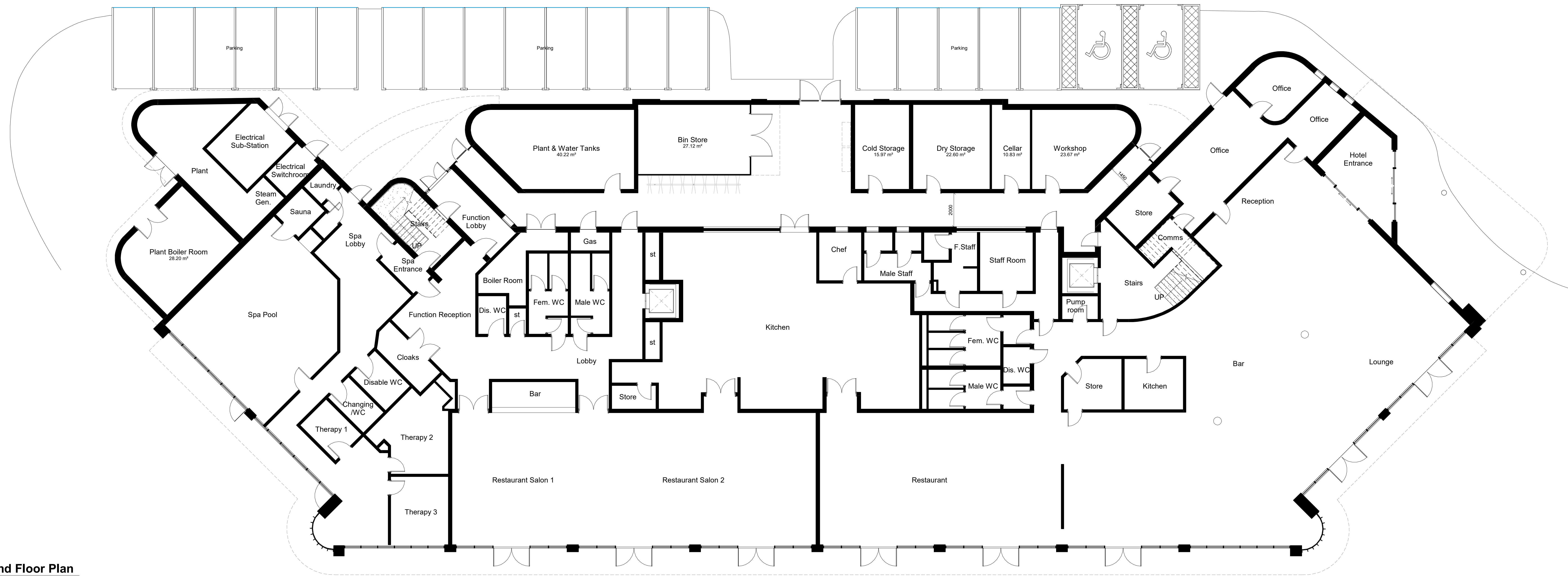
**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1QX  
T: 01425 655806  
www.brightspacearchitects.com  
© Brightspace Architects Ltd. Contractors must work only to figures and dimensions which are to be checked on site.  
Registration Office: 17 Northway Rd, Portsmouth, Hampshire, PO1 1NU. Registration Number: 52799508





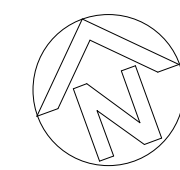
**2 GA - 01 First Floor Plan**  
Scale - 1 : 100



**1 GA - 00 Ground Floor Plan**  
Scale - 1 : 100

Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.



0 1 2 3 4 5m  
Scale 1:100

A 11/04/25 Drawing amendments as per the planning comments  
Rev. Date Details

Issued for:

**PLANNING**

Project/Client:  
Captain's Club Hotel & Spa  
Extension

Project No:  
20016

Scale:  
1:100@A0

Drawing:  
Proposed GA Ground &  
First Floor Plans

Dwg No:  
100

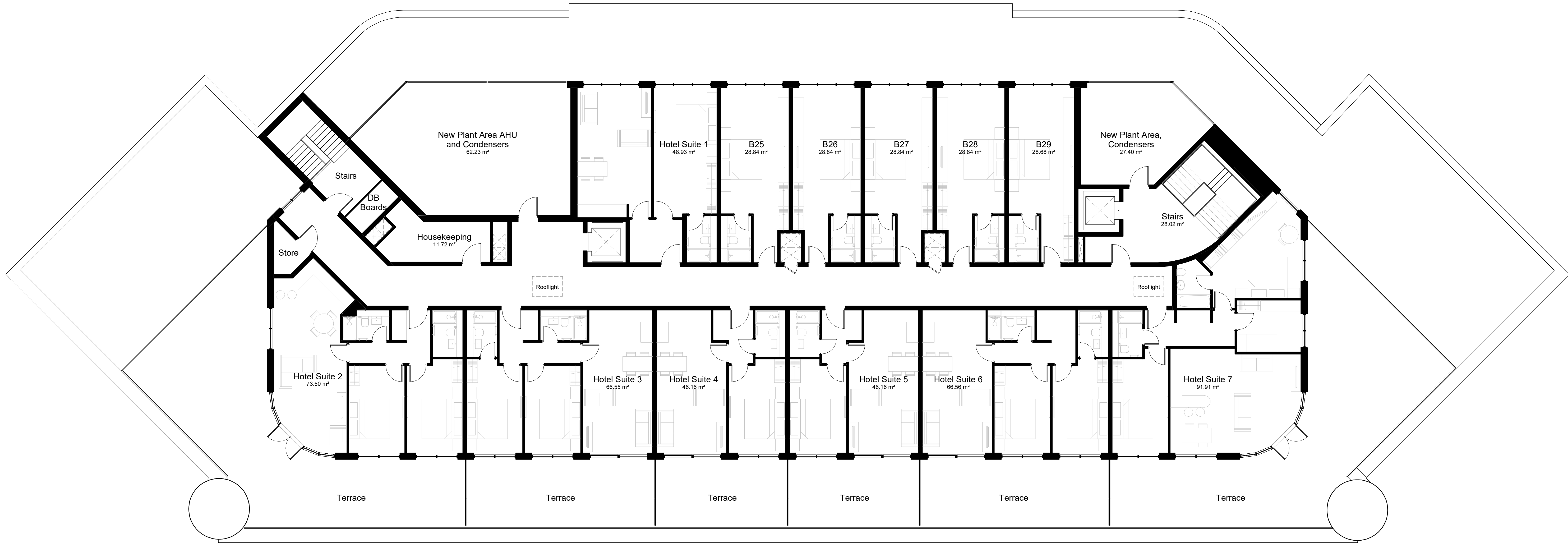
Rev: A

**BrightSPACE**  
architects

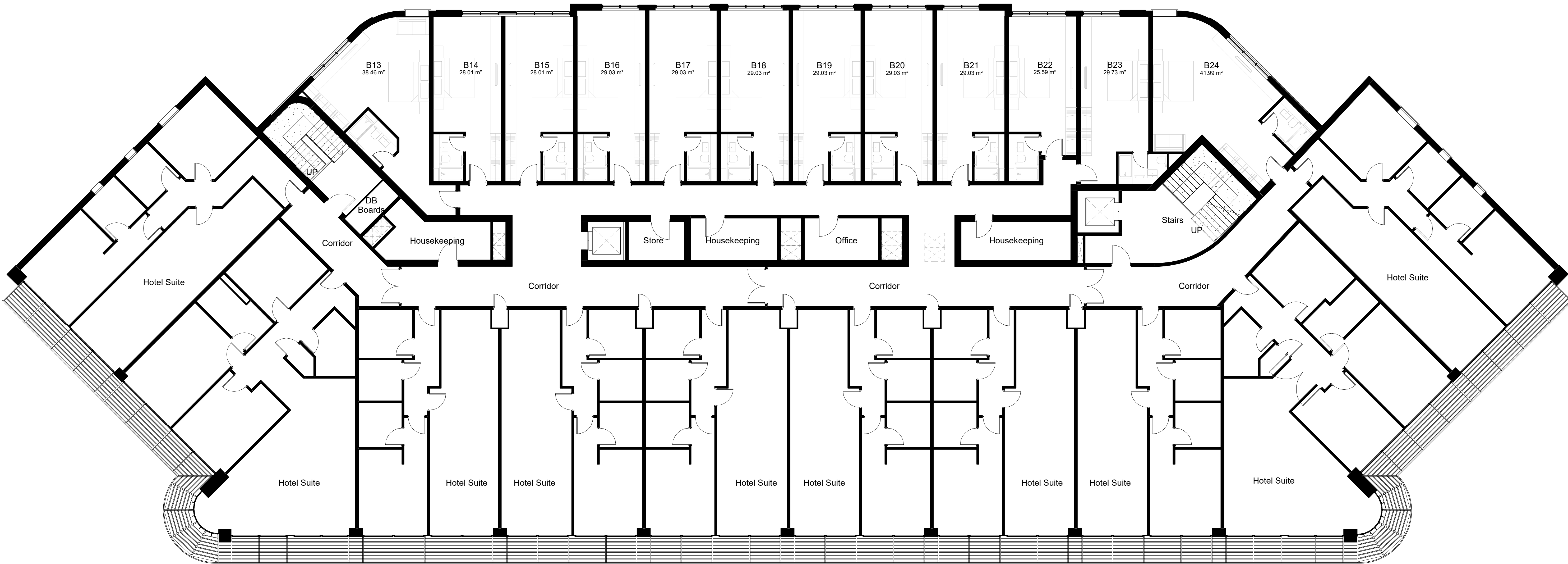
27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP14 1QX  
T: (01425) 655800/653639  
www.brightspacearchitects.com

© BrightSpace Architects Ltd. Consents must seek out to BrightSpace Architects who are to be checked on site Registered Office  
11 Fordingbridge, Hampshire, Fordingbridge, SP14 1QX Registered Number: 07088888





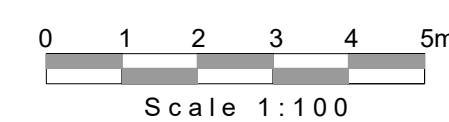
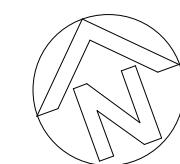
2 GA\_03 Third Floor Plan  
101 Scale - 1 : 100



1 GA\_02 Second Floor Plan  
101 Scale - 1 : 100

Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.



A 11/04/25 Drawing amendments as per the planning comments  
Rev: Date Details

JV JF  
Drawn/Checked

Issued for: **PLANNING**

Project/Client: Captain's Club Hotel & Spa Extension

Project No: 20016  
Scale: 1 : 100@A0

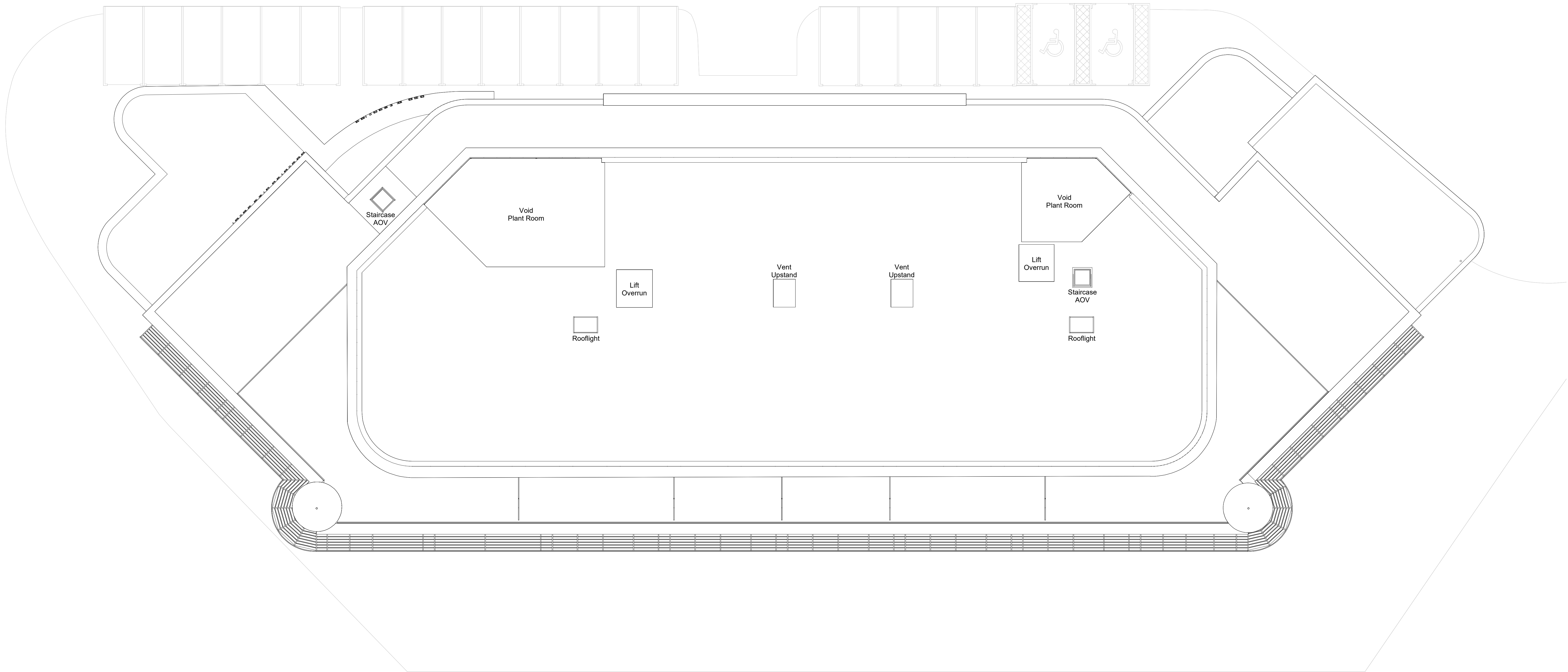
Dwg No: 101  
Rev: A

Proposed GA Second & Third Floor Plan

**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP16 1QX  
T: (01425) 655800/653639  
www.brightspacesearchitects.com

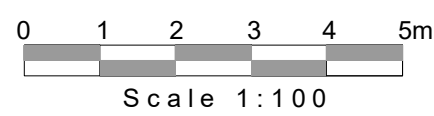
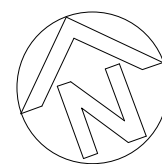
© BrightSpace Architects Ltd. Consents must seek out to be checked on site Registered Office  
17 Redwood Way, Fordingbridge, Hampshire, SP16 1QX Registered Number: 07288818



**1 GA - Proposed Roof Plan**  
102 Scale - 1 : 100

Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately



A 110425 Drawing amendments as per the planning comments  
Rev Date Details

JV JT  
Drawn/Checked

Issued for: <b>PLANNING</b>	
Project/Client: Captain's Club Hotel & Spa Extension	Project No: 20016
Drawing: Proposed GA Roof Plan	Scale: 1 : 100@A0
	Dwg No: 102
	Rev: A

**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP16 1QX  
T: (01425) 655800/653639  
www.brightspacearchitects.com  
© Brightspace Architects Ltd. Companies must seek help to spread dimensions when we're to be checked on site. Registered Office: 11 Redwood Way, Fordingbridge, Hampshire, SP16 1QX. Registered Number: 07288881





**1 South Elevation**  
Scale - 1 : 100



**2 North Elevation**  
Scale - 1 : 100



**4 East Elevation**  
Scale - 1 : 100



**3 West Elevation**  
Scale - 1 : 100

Notes:

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.
- All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately.

0 1 2 3 4 5m  
Scale 1:100

A 110425 Drawing amendments as per the planning comments  
Rev Date Details

JV JT  
Drawn/Checked

Issued for: **PLANNING**

Project/Client:	Project No:
Captain's Club Hotel & Spa Extension	20016
	Scale:
	1: 100@A0
Drawing:	Dwg No:
Proposed GA Elevations	200
	Rev: A

**BrightSPACE**  
architects

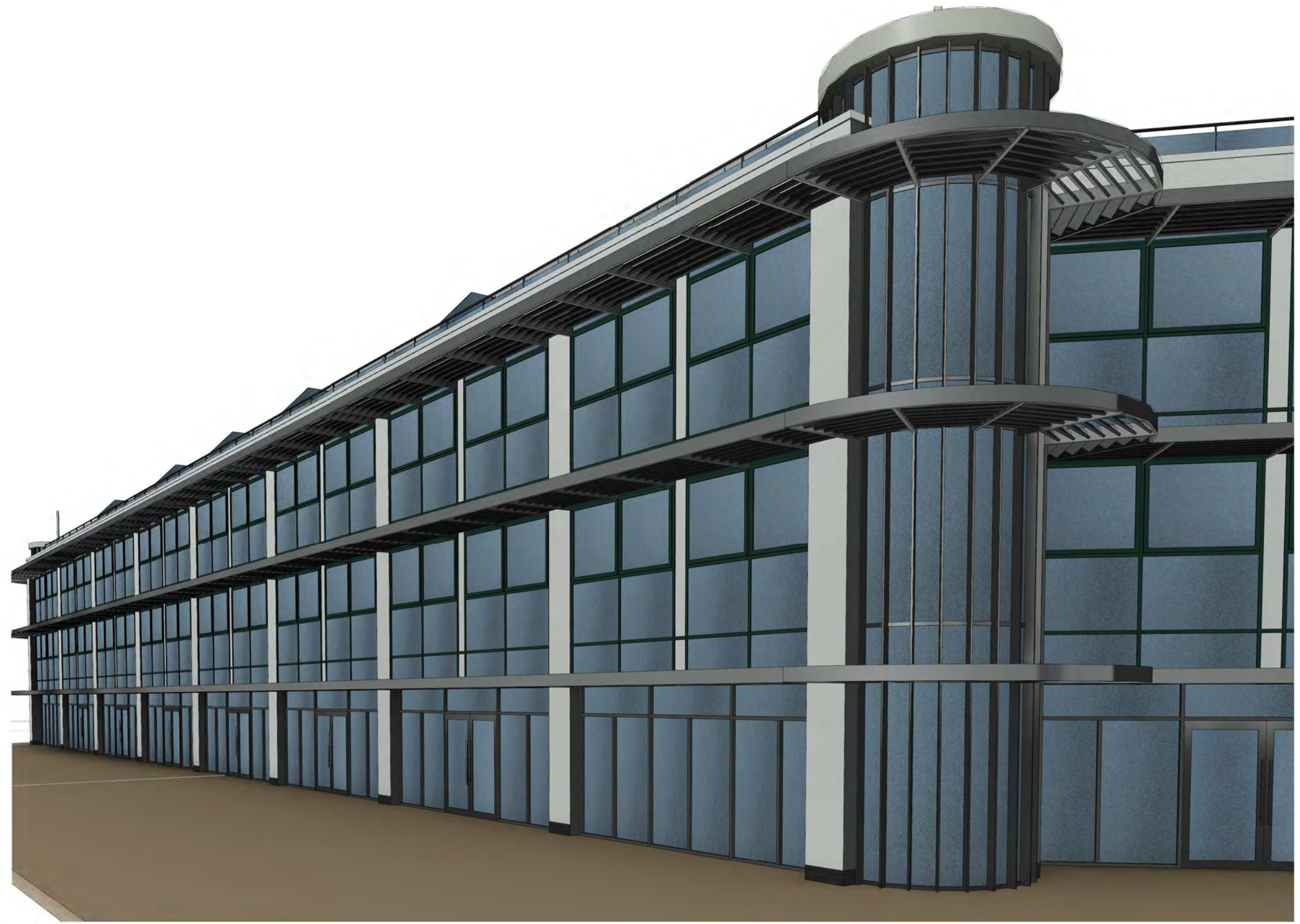
27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP16 1QX  
T: (01425) 655800/653639  
www.brightspacearchitects.com

© BrightSpace Architects Ltd. Comments must state only in square dimensions unless we are to be checked on site Registered Office  
11 Fawcett Rd, Thornton, Lymington, SO41 10Q Registered Number: 0758888





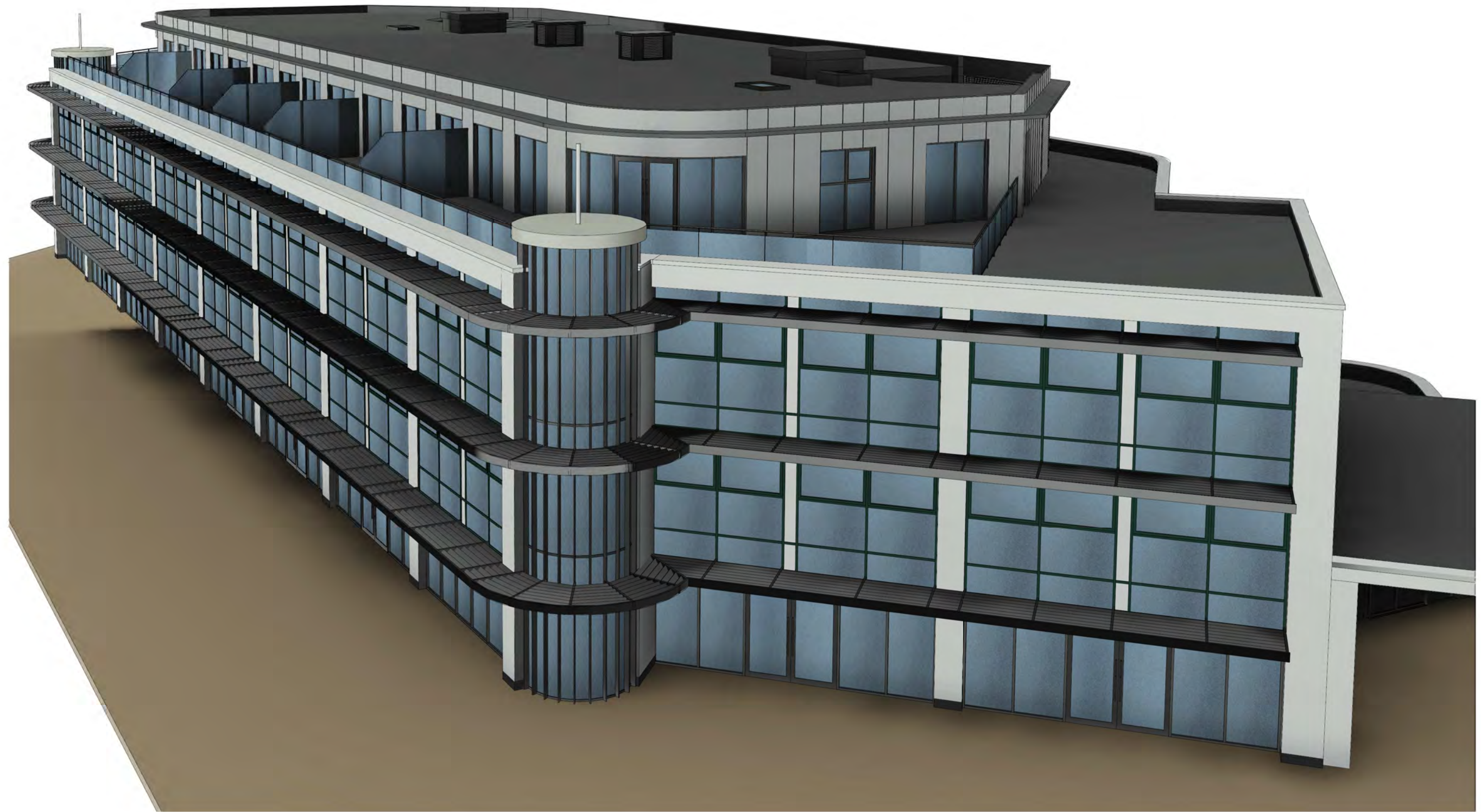
**1 3D View 01**  
Scale -  
201



**2 3D View 02**  
Scale -  
201



**3 3D View 03**  
Scale -  
201



**4 3D View 04**  
Scale -  
201

Notes:  
· All drawings are subject to Planning and Building Control consent.  
· The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors  
· Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector  
· All setting out dimensions should be checked on-site prior to construction and any discrepancies and/or omissions should be reported to the Architect immediately

A	11/04/23	Drawing amendments as per the planning comments	JV	JT
Rev.	Date	Details	Drawn	Chkd

Issued for:  
**PLANNING**

Project/Client:  
**Captain's Club Hotel & Spa Extension**

Drawing:  
**3D Views**

Project No:  
**20016**

Scale:  
**@ A1**

Dwg No:  
**201**

Rev:  
**A**

**BrightSPACE**  
architects

27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX  
T: (01425) 655806/653639  
www.brightspacearchitects.com

© BrightSpace Architects Ltd. Contractors must work only to figured dimensions which are to be checked on site. Registered Office: 27 Glasshouse Studios, Fryern Court Road, Fordingbridge, Hampshire, SP6 1GX. Registered Number - 07399008



# CAPTAIN'S CLUB - PROPOSED VIEW FROM RIVERSIDE





# CAPTAIN'S CLUB - PROPOSED VIEW FROM REAR







# Planning Committee

Application Address	32 Addington Place Christchurch BH23 3PB
Proposal	Two storey side extension and single storey rear extension (amended).
Application Number	8/23/0027/HOU
Applicant	Mrs J Bennett
Agent	Mr Matt Bell
Ward and Ward Member(s)	Christchurch Town Cllr Cox Cllr Tarling
Report status	Public Report
Meeting date	15 June 2023
<b>Summary of Recommendation</b>	<b>Grant, subject to conditions</b>
Reason for Referral to Planning Committee	Call-in by Cllr Cox on the following grounds; <ul style="list-style-type: none"> <li>• Impact on neighbours from increased bulk and scale</li> <li>• Effect on amenity space for neighbours be detrimental and out of character to area.</li> <li>• Development contrary to policies HE2 and HE3</li> </ul>
Case Officer	Sophie Mawdsley

## Description of Proposal

1. This application seeks permission for a 2-storey side extension with a single storey extension to rear. The proposals would provide an additional bedroom creating a four bedroom property and additional living space at ground floor level.

2. During the determination of the application, the plans and description of development have been revised with the following;
  - Remove the new external front door and replace with a bay window the match the existing front face bay.
  - Remove first floor rear extension
3. Following receipt of the amended plans, further publicity was undertaken.

### **Description of Site and Surroundings**

4. The application site lies within the urban area east of Christchurch town centre. The surrounding area is characterised by an estate of Georgian-influenced terrace houses based around central squares, located south of Purewell roundabout and west of Stanpit. This is an established residential area with a well-defined settlement pattern. Parking is typically located in the centre of the squares and in garage courts located behind the properties. The wider estate borders the Purewell Conservation Area to the north and east.
5. The application property is a 2-storey end of terrace which sits at the northern edge of a square fronting a central green and is typical of the surrounding development. There are several trees located within the central area of the square, surrounding the parking area, which are protected by a Tree Preservation Order. There is a small stream running off to the east of the property, with more tree coverage; however, these are not protected. Behind the row of terraces there is a garage court for occupiers of Addington Place.
6. The wider estate of which Addington Place forms part of, is owned and managed by a Management Company and all homeowners are shareholders. The grounds and pathways are owned by the shareholders.
7. The application site partly falls within current flood zone 2 and in future high risk flood zone 3a (2133).

### **Relevant Planning History**

8. 8/22/1038/PAL 32 Addington Place, Christchurch, BH23 3PB 2-storey side extension. First floor rear extension. Written response given 04/01/2023  
  
8/20/0866/HOU 32 Addington Place, Christchurch, BH23 3PB Single storey side extension with a parapet wall around a flat roof with roof lanterns. Granted 12/01/2021

### **Constraints**

Flood Zone 2 current  
Flood Zone 3a 30cc 2093  
Flood Zone 3a 40cc 2133  
SSSI Impact Risk Zone  
Heathland 5km Consultation Area  
Airport Safeguarding

### **Public Sector Equalities Duty**

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

10. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
11. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

### **Consultations**

12. **Wessex Water** - No objection
13. **Christchurch Town Council** – Objection due to;
- the bulk and massing,
  - being out of character with the existing developments,
  - detrimental effect on neighbouring residences' amenity space, and
  - incompatibility with Christchurch and East Dorset Core Strategy Policies HE2 (Design of New Development) and HE3 (Landscape Quality).
14. **BCP Trees & Landscaping** - Requested a Tree Protection Plan showing location to be used for storing and mixing of materials, siting of services, drainage, soakaways etc.

## **Representations**

15. 24 separate representations objecting to the scheme (including prior to and post the further publicity) have been received as well as a petition with 53 signatures. The concerns are summarised below:

### **The design**

- The bulk and scale hugely impacts the symmetry and appearance of the neo-Georgian estate.
- Bay windows are not in keeping with symmetry of estate where properties have one bay window and one front door.
- The design, although pushed back 1.5m, does not reduce the impact on the square or lessen the appearance which is totally out of keeping.
- Allowing an extension, where none have been done previously, will result in a dangerous precedent.
- The homeowners have listed the property for sale, so are just doing this for resale value potential have already got planning permission in place for a more modest extension.
- The proposal features an external door to access the new playroom, which we feel is not necessary.
- May affect the value of nearby properties
- Will impact on everyone else and detrimental to the look and feel of the area.
- Out of character and harm uniqueness of estate
- Direct contravention of the existing vista.
- Overdevelopment
- This building could also have an impact on the flood problem which occurs periodically here on the estate.
- The original approved planning application for the property was for a single storey office extension which has now been substantially changed to a two storey 4/5 bedroomed house.
- The changes will mean building a brick wall approximately 6.9 metres high and 12.0 metres long, which will be only 9.5 metres from my front door, number 28, and 6.5 metres from the front door of number 30.
- It is noted that windows are proposed for the side elevation where none currently exist on Riverslea 2 this would not be in keeping with the estate and potentially impact other properties.

### **Impact on neighbours**

- Loss of light and view from side wall of extension – replacing existing 2m garden boundary wall.
- Would affect the right of light, privacy and peaceful enjoyment of the property by neighbouring houses.
- The proposal will cause considerable disruption to this private estate by way of building materials, mechanical equipment and scaffolding used during the construction phase.
- The proposal will result in unacceptable congestion and obstruction to homes and garages at the rear of 34-40 Addington Place (the hard top the property of the Management Company). Access is needed at all times to garages 24 – 40 (number 30 needs access for a mobility scooter).
- Insufficient parking for numerous contractors. And shareholders do not give their permission for contractors to access the property using the footpaths, garage court etc.
- Concern has been expressed at the impact to the wastewater systems with the potential for increased occupancy leading to higher usage, the precedent set would potentially allow others to do similar and the local wastewater systems will in our client's opinion not cope.
- Impact on parking in the adjacent council owned parking areas, there is only a single garage demised to the property within the estate, the facilities for additional parking would therefore likely be inadequate or impact on the rest of the residents.
- A high proportion of the estate residents are older and do not wish to have such extensive and long-term development occurring within their quiet estate.

In addition, a number of comments were made in respect of a covenant affecting the site and the wider estate. The potential relevance of this is set out in para. 42 below.

### **Key Issues**

16. The key issues involved with this proposal are:
- The impact upon the character of the area
  - The impact on neighbours' living conditions
  - Trees and Landscape
  - Flood risk
17. These issues will be considered along with other matters relevant to this proposal below.

### **Policy Context**

18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area,

except where material considerations indicate otherwise. The development plan in this case comprises Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) and saved policies of the Christchurch Local Plan (2001).

The following policies are of particular relevance in this case:

KS1	Presumption in favour of sustainable development
KS2	Settlement Hierarchy
KS11	Transport and Development
KS12	Parking Provision
ME6	Flood Management, Mitigation and Defence
HE2	Design of new development
HE3	Landscape Quality

Christchurch Local Plan (2001) – Saved Policies

H12	Residential infill development
-----	--------------------------------

19. **Supplementary Planning Documents;**

Parking Standards SPD 2022  
Christchurch Borough-Wide Character assessment (2003)

20. **National Planning Policy Framework (“NPPF”/“Framework”)**

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For **decision-taking** this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Section 12 Achieving well-designed places

## **Planning Assessment**

### **Principle of development**

21. The site lies within the urban area and the proposal is acceptable in principle under the settlement strategy in Policy KS2. The extension is to enlarge an existing residential

dwelling within the urban area and settlement boundaries.

22. Planning permission has been granted for a single storey side extension in 2021; however, it has not yet been implemented.

### **The impact upon the character of the area**

23. Policy HE2 states that 'the design of a development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness'. The development must be compatible with or improve its surrounding in its layout; site coverage; architectural style; scale; bulk; height; materials and visual impact.
24. The proposal seeks to add a 2-storey side extension to the host property and a single storey extension to the existing addition at the rear of the dwelling. The extension would be set back from the front elevation by 1.5 metres and therefore it would not appear prominent in the street scene or from views along Palmerston Avenue. The extensions would be visible above the garage courts from Pelham Close; however, they would not appear intrusive in the street scene.
25. The design of both the side and rear extension would complement the design and form of the host property with materials and fenestration detailing to match. The extensions would increase the size of the property; however, the plot is considered to be large enough to accommodate the development. The proposed extension is well designed and sympathetic to the scale, character and appearance of the existing property and is also subservient. It will appear as a well-considered and appropriate addition to the existing property.
26. Strong concerns have been raised in the representations about the loss of the symmetry of the square and the terrace and the detrimental impact on the character and uniqueness of this estate. However, the extension would be recessed from the front elevation, limiting its impact on views of the terrace from the square and given the design form and scale of the extension it is considered that the proposal respects the established character of the locality and does not harm the wider character of the area. The proposals would preserve the existing appearance of the square.
27. The side elevation would feature one small high level window at ground floor level. It is noted that no other end terraces on the estate feature side facing windows, however that elevation would not be visible from the street and would only be seen by people using the footpath to access the garage court. Furthermore, installation of a ground floor window to the side of the existing property would be permitted development. The original proposal included a separate front door at the front of the property to serve the playroom. The proposal has since been amended to remove this door and replace with a bay to maintain the symmetry of the design and to be more in keeping with the style of the host property and surrounding properties.
28. It is concluded that the extensions to the side and rear are compatible to the character and form of the existing properties and would not adversely affect the visual amenities of the area. The proposal, therefore, complies with policy HE2 and saved policy H12.

## Residential Amenity

29. Policy HE2 states that; 'development will be permitted if it compatible with or improves its surroundings in; its relationship to nearby properties including minimising disturbance to amenity'. Saved policy H12 states that residential development should not adversely affect residential amenities by noise or disturbance, or loss of light or privacy.
30. The extension would sit adjacent to No. 30 Addington Place, separated by a footpath and the neighbour's front area of garden. Due to the positioning of the properties, the extension would not be sited forward of this neighbour. No 32 is sited to the northeast of No 30 and there is approximately 7 metres between the side extension and the side of No 30. However, it is considered that due to the separation and its height, the side extension would not cause unacceptable overshadowing or a loss of sunlight to this neighbour. The extension will be visible from the front of No. 30 and the remainder of this terrace to the south, however, it is not considered to cause harm to these neighbours' outlook.
31. Due to the extension being set back from the front elevation, this limits its impact to neighbours. The side elevation would feature a ground floor high level window which would not provide views to any private garden areas. The proposed first floor rear facing bedroom window would have views to the north of the garage court and the open space between the properties and the proposed doors at ground level would provide views into the application property's garden. As a result, they would not result in any levels of harmful overlooking into neighbouring dwellings.
32. The rear extension would be partly visible from the adjacent property and garden; however, it is not considered that it would result in harm to the outlook from the rear of the dwelling on account of its flat roof design and being offset from the common boundary. The ground floor addition would be an extension to the existing rear extension which would remain at 2.8 metres off the side boundary and only the top element would be visible above the fence. The structure is not considered to harm the living conditions of the adjoining neighbours.
33. Given the residential nature of the extensions and the established residential locality, there is no reason to believe that the addition of these extensions would result in an increase in noise or disturbance within this area. Any potential disruption during construction would be a temporary impact.
34. The proposal is considered to comply with the test in Policy HE2 to be compatible with or improve its surroundings in its relationship to nearby properties including minimising general disturbance to amenity.

## Trees and Landscape

35. Policy HE2 states that development will be permitted if it is compatible with or improve its surroundings in its relationship to mature trees and Policy HE3 states: '*Development will need to protect and seek to enhance the landscape character of the area*' and proposals need to have demonstrated that natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors have been taken into account. Saved policy H12 refers to residential development seeks to ensure development does not result



in the loss of an important landscape or other environmental feature such as open space or trees.

36. The NPPF, in paragraph 131 recognises that trees make an important contribution to the character and quality of urban environment and can help mitigate and adapt to climate change. Trees should be retained wherever possible.
37. The extensions do not have a direct impact on the trees to the front of the site within the square or to the west adjacent to the stream; however, it is considered reasonable to request details of any new services and the storage of materials and equipment during the construction phase in order to ensure that trees within the vicinity of the site are not harmed by the development. It is considered that the proposal would not result in a loss of any trees and is compliant with policies HE2, HE3 and H12.

### **Flooding**

38. Local Plan Policy ME6 states; *'all developments (including redevelopments and extensions which require planning permission) can be permitted within areas at risk of flooding they will be required to incorporate appropriate flood resistance and resilience measures as a means of "future proofing" against the effects of climate change.'*
39. Both Policy ME6 and the NPPF take a sequential approach to new development. This proposal is considered to be 'minor' development in flood risk terms and therefore the Sequential Test is not applicable to this proposal as set out in paragraph 168 of the NPPF. Although the application property is located within current flood zone 2 and future flood zone 3a, a flood risk assessment form has been submitted which states that the floor levels of the extension will not be lower than those of the existing property, and that flood proofing of the proposed development will be incorporated where appropriate. The site is not subject to surface water flooding; however, it is recognised that there is some surface water flooding to the west close to the stream.
40. The scheme therefore complies with the requirement set out in Policy ME6 and Flood Risk Standing Advice as set out in the National Planning Practice Guidance. A condition is proposed to ensure the floor levels are the same as the existing property.

### **Parking and Access**

41. Policies KS11 and KS12 refer to the design of development to provide safe and permeable layouts and promoting all modes of transport alongside parking provision. This proposal does not change the parking or access for this property. The dwelling benefits from a garage space within the garage court to the rear of the property. The extensions would result in an increase in the number of bedrooms within the dwelling; however, the site is within Zone B as set out in the Parking SPD and for a four-bedroom property the requirement is for one parking space. Therefore, it is considered the parking provision is acceptable and accords with Policy KS12.

### **Other matters**

42. The representations refer to a covenant that exists preventing altering the look of any

property within the estate, and that for any works to be undertaken, permission must be sought from Shareholders of which all homeowners are one. This covenant is not a planning matter and any requirements for the applicant to comply with the covenant are a private matter.

43. Neighbours have raised concern about damage to pathways that are owned and maintained by the shareholders, disturbance and noise during construction, access and parking for contractors and effect on elderly residents during the process. They are noted, but some of these issues are civil matters and for a development of this scale, it would not be reasonable to control hours of construction and parking of contractors as there is separate legislation available to address any noise impacts or obstruction of public highways.

### **Planning Balance/Conclusion**

44. It is considered that the proposed extension would be sympathetic in design and scale to both the existing character of the dwelling and the wider estate and the form of the existing property. Setting the extension back from the front elevation prevents it being overly prominent in the street scene, helping to retain the uniform design of the square. The proposal therefore complies with Policy HE2 and H12 in its to visual impact, architectural style, scale and materials.
45. The side facing window, whilst a feature not found elsewhere in the estate, will not be highly visible from the street scene as it would face out onto an area of green space and a footpath that leads to the garage court. The extensions are not considered to have an adverse impact on the living conditions of the occupiers of the adjoining and adjacent residential properties by reason of their design and separation from neighbours.
46. The scheme therefore has acceptable environmental, social and economic impacts. Having considered the appropriate development plan policies and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development, would accord with the Development Plan. Subject to conditions the proposal is acceptable, and according to NPPF paragraph 11(c) development should be approved without delay.

### **Recommendation**

47. Grant, subject to the following conditions
1. 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.
  2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
MBA/100/001 A Existing Location Plans  
MBA/100/004 A Proposed Location Plans

MBA/100/005 B Proposed Floor Plans  
MBA/100/006 B Proposed Elevations

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

3. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing.

4. Prior to the commencement of development, a Tree Protection Plan in accordance with BS:5837 shall be submitted to and approved in writing by the Local Planning Authority. The Plan must include details of the area used for storing and mixing of materials (which must be within the site boundary), the siting of services, drainage and/or a soakaway, if required. Development shall be carried out in strict accordance with the approved Protection Plan.

Reason: In order to protect the TPO tree during construction of the development hereby approved.

5. The finished floor levels of the extensions hereby approved shall be no lower than the existing finished floor levels of the existing property.

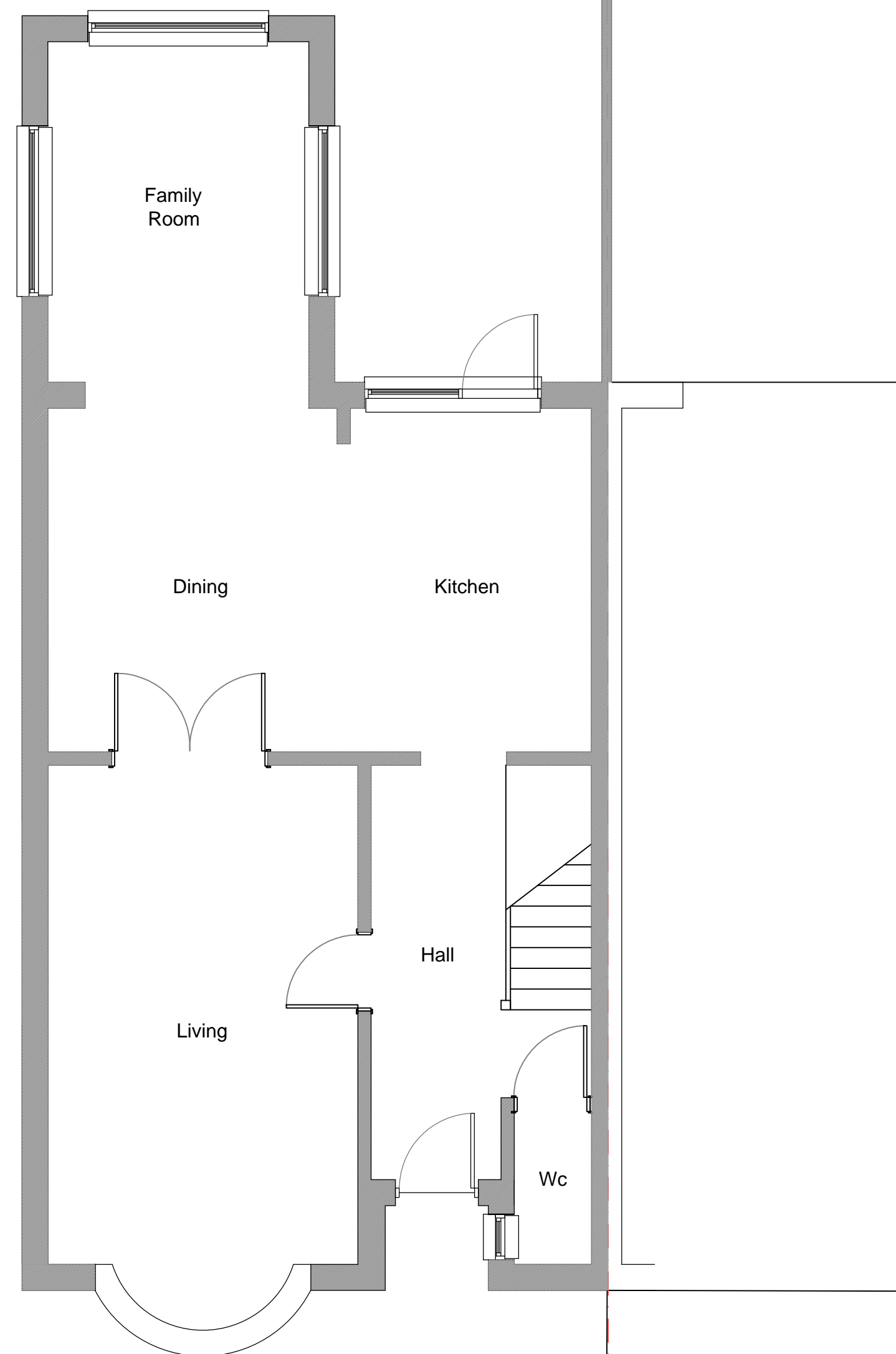
Reason: To prevent flood risk to the property.

### **Background Documents:**

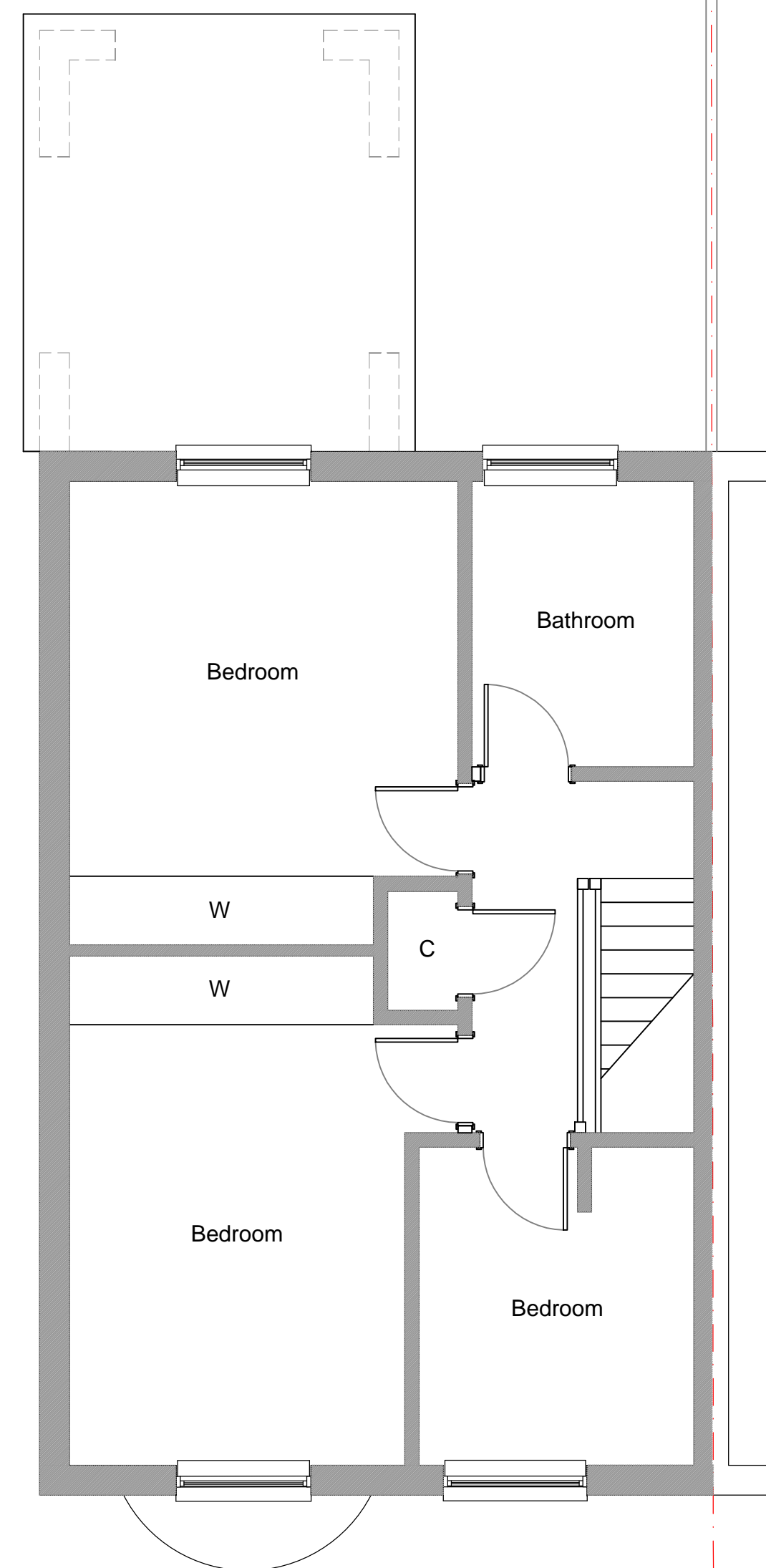
Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all formal consultation response and representations submitted by the applicant in respect of the application. Notes: This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

This page is intentionally left blank

EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Scale Bar (1:50)

General Notes

Location plan details taken from details provided by Ordnance Survey. These dimensions must be checked and not scaled from this drawing.

Do not scale from these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work and/or prefabrication.

This drawing is the copyright of MBA Architecture Ltd, and may not be reproduced, copied in whole or in part or altered without prior written permission.

1:50 @ A1

PROJECT STATUS

Planning

MBA Architecture Ltd

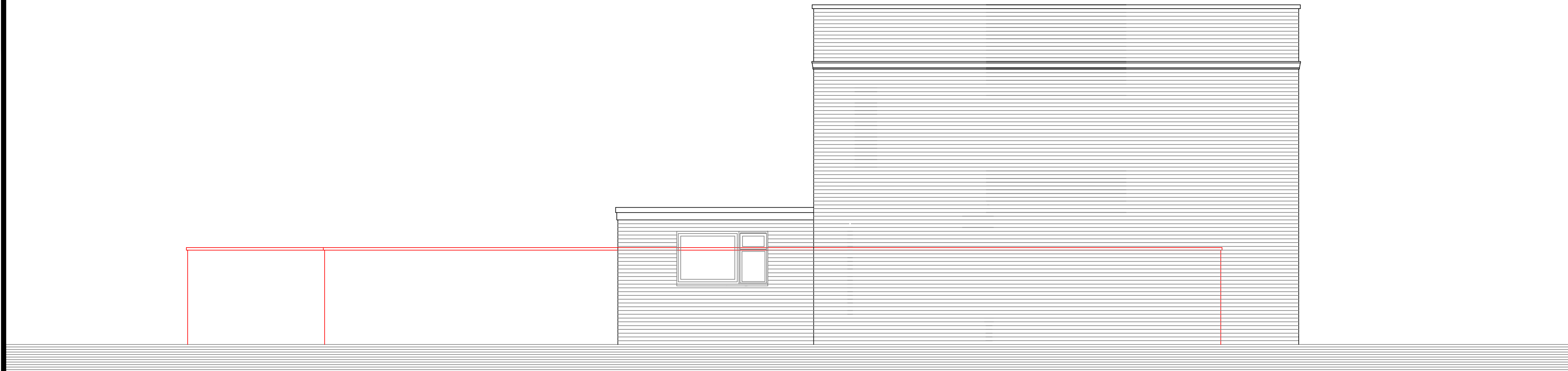
306 Lymington Road  
Highcliffe  
Christchurch  
Dorset  
Tel: 01590 624794  
E:mail: matt@mbauktd.co.uk

**Client:** Mrs J Bennett  
32 Addington Place  
Sturminster Newton  
Christchurch  
BH23 3PB

**Job Title:**  
Proposed Side and Rear  
Extension

**Drawing Title:**  
Existing Floor Plans

<b>Drawn By:</b> MBA	<b>Dwg. No.</b> MBA/100/002
<b>Date:</b> November 2022	<b>Rev.</b>
<b>Scale:</b> 1:50 @ A1	



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



Scale Bar (1:50)

General Notes

Location plan details taken from details provided by Ordnance Survey. These dimensions must be checked and not scaled from this drawing.

Do not scale from these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work and/or prefabrication.

This drawing is the copyright of MBA Architecture Ltd, and may not be reproduced, copied in whole or in part or altered without prior written permission.

PROJECT STATUS

Planning

**MBA Architecture Ltd**

306 Lymington Road  
Highcliffe  
Christchurch  
Dorset  
Tel: 01590 624794  
E.mail: matt@mbauktd.co.uk

**Client:** Mrs J Bennett  
32 Addington Place  
Stanpit  
Christchurch  
BH23 3PB

**Job Title:**

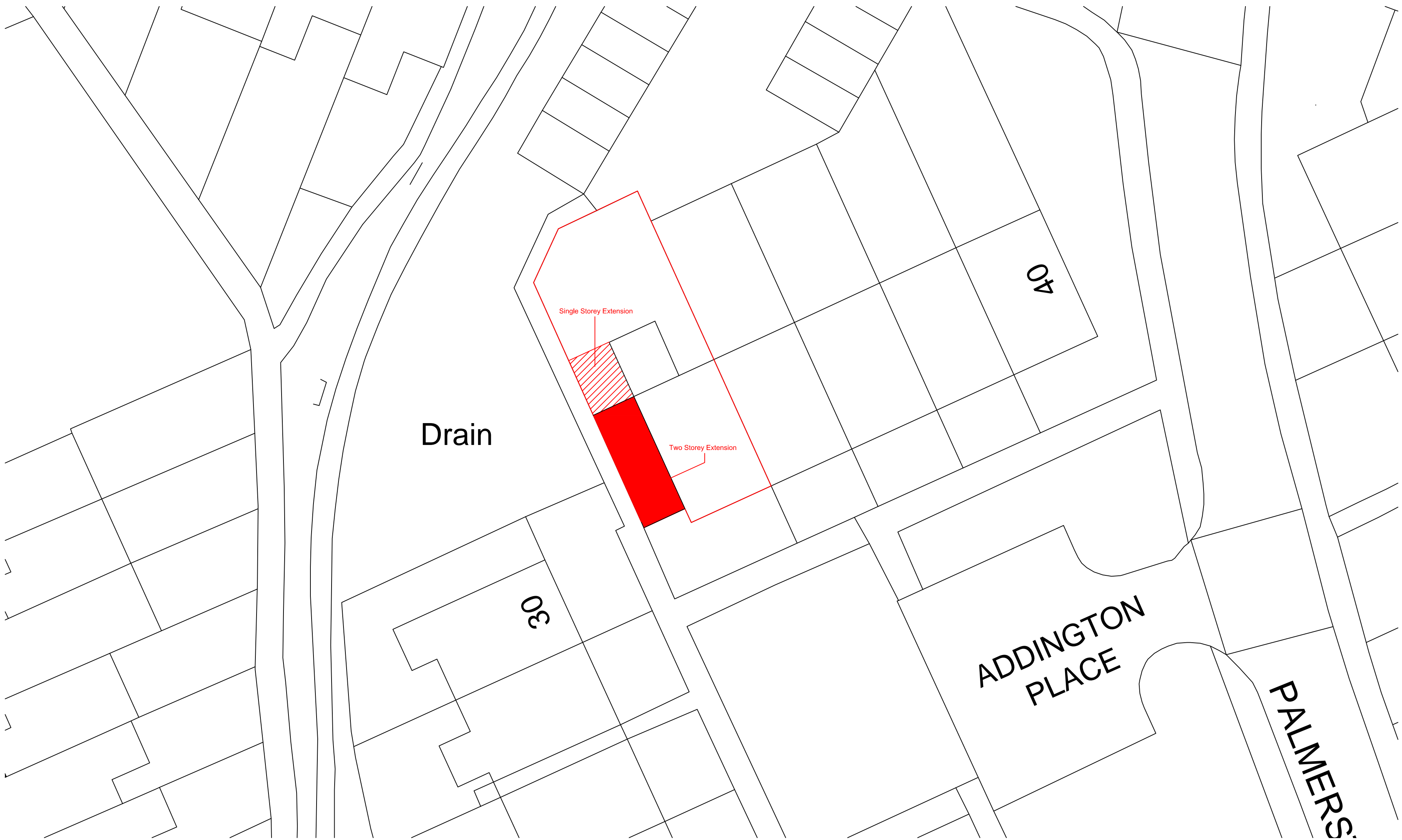
Proposed Side and Rear  
Extension

**Drawing Title:**

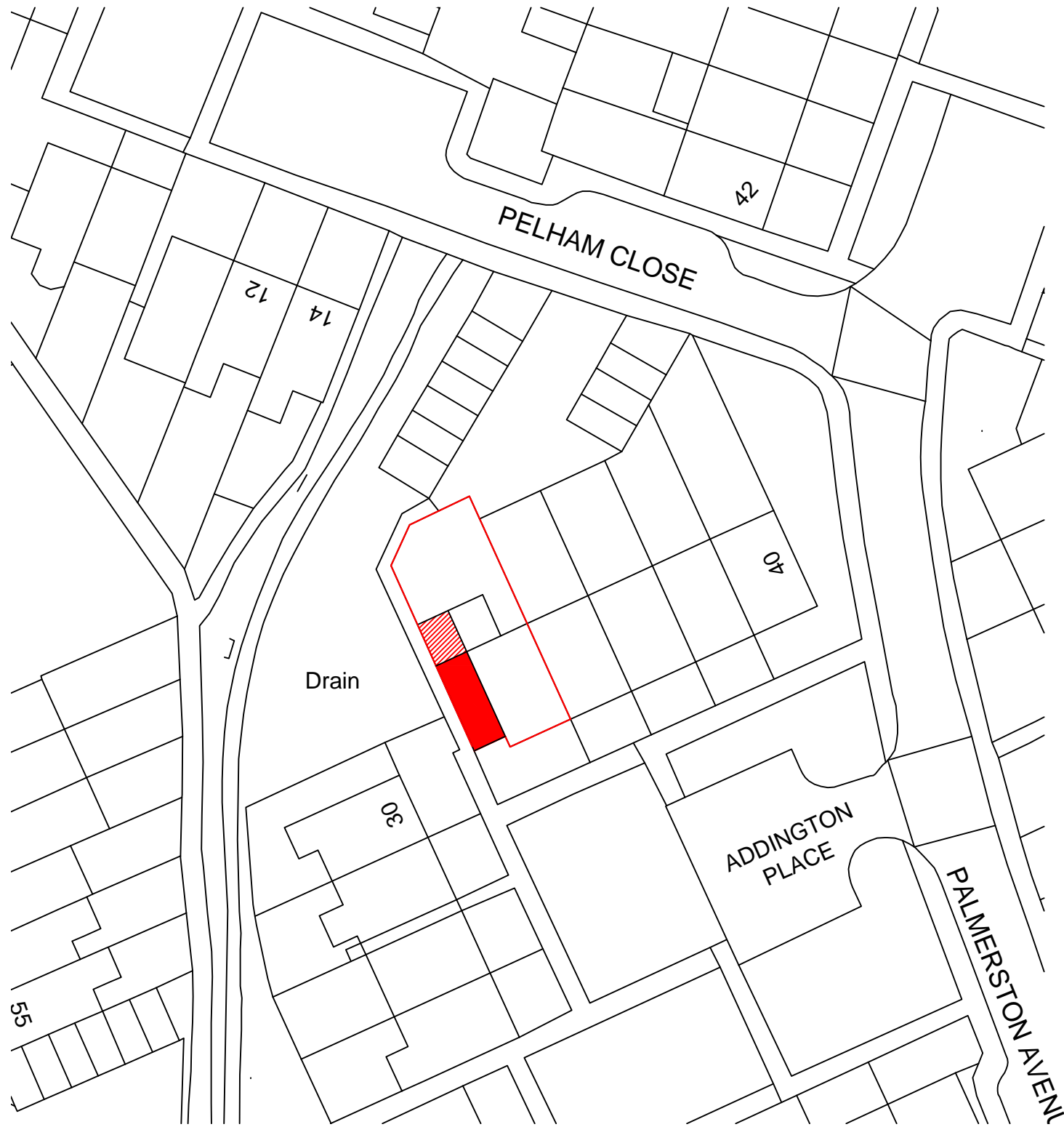
Existing Elevations

<b>Drawn By:</b> MBeil	<b>Dwg. No.</b> MBA/100/003
<b>Date:</b> November 2022	<b>Rev.</b>
<b>Scale:</b> 1:50 @ A1	





SITE PLAN - 1:200

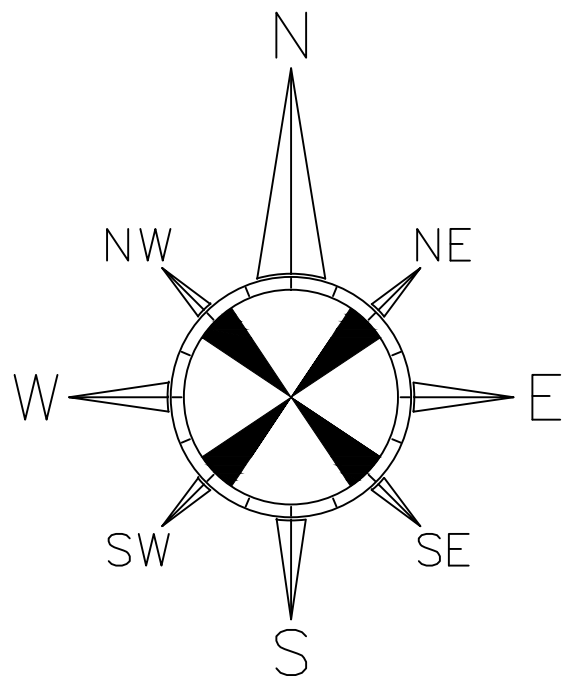


BLOCK PLAN - 1:500



Ordnance Survey. (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

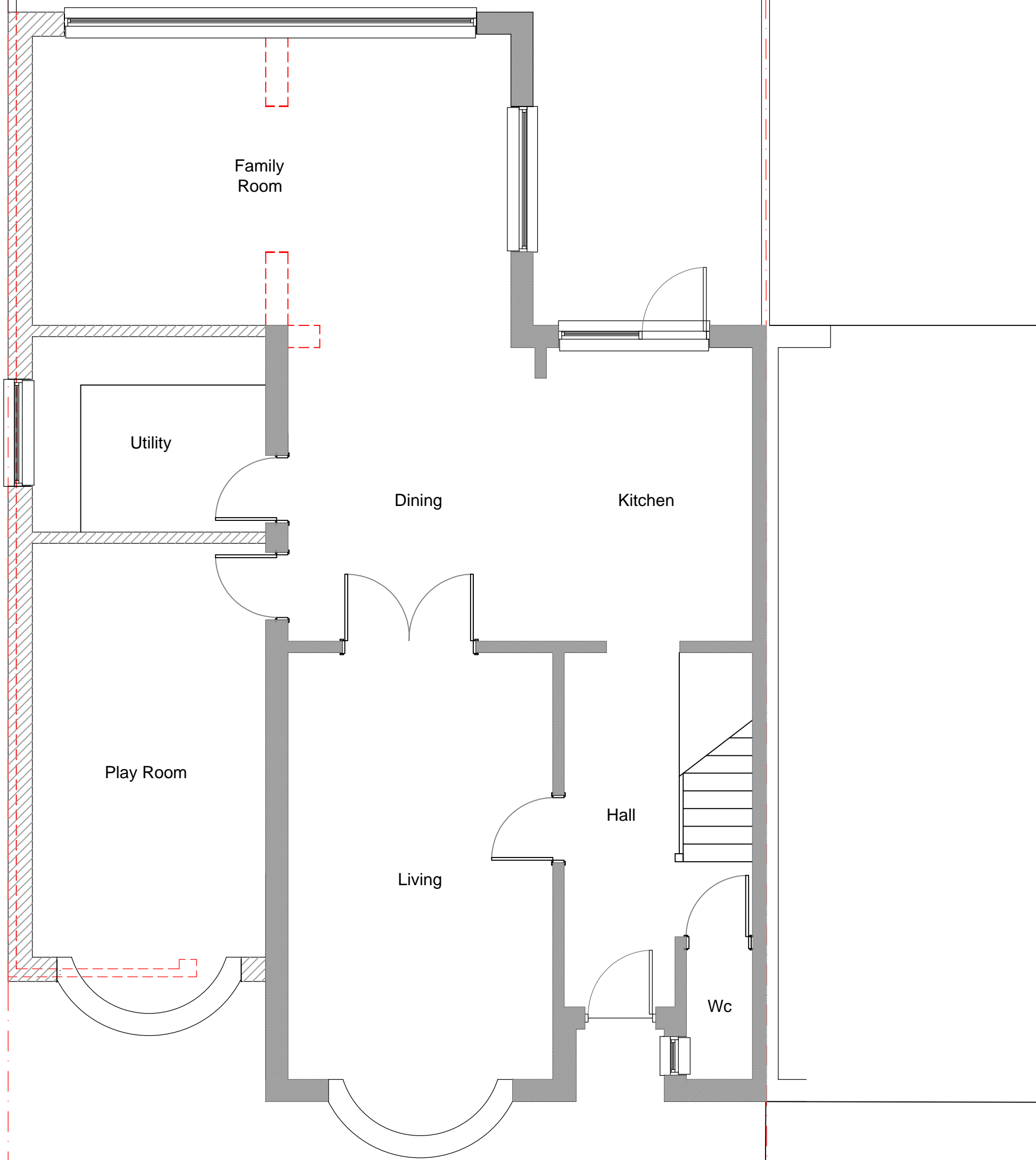
LOCATION PLAN - 1:1250



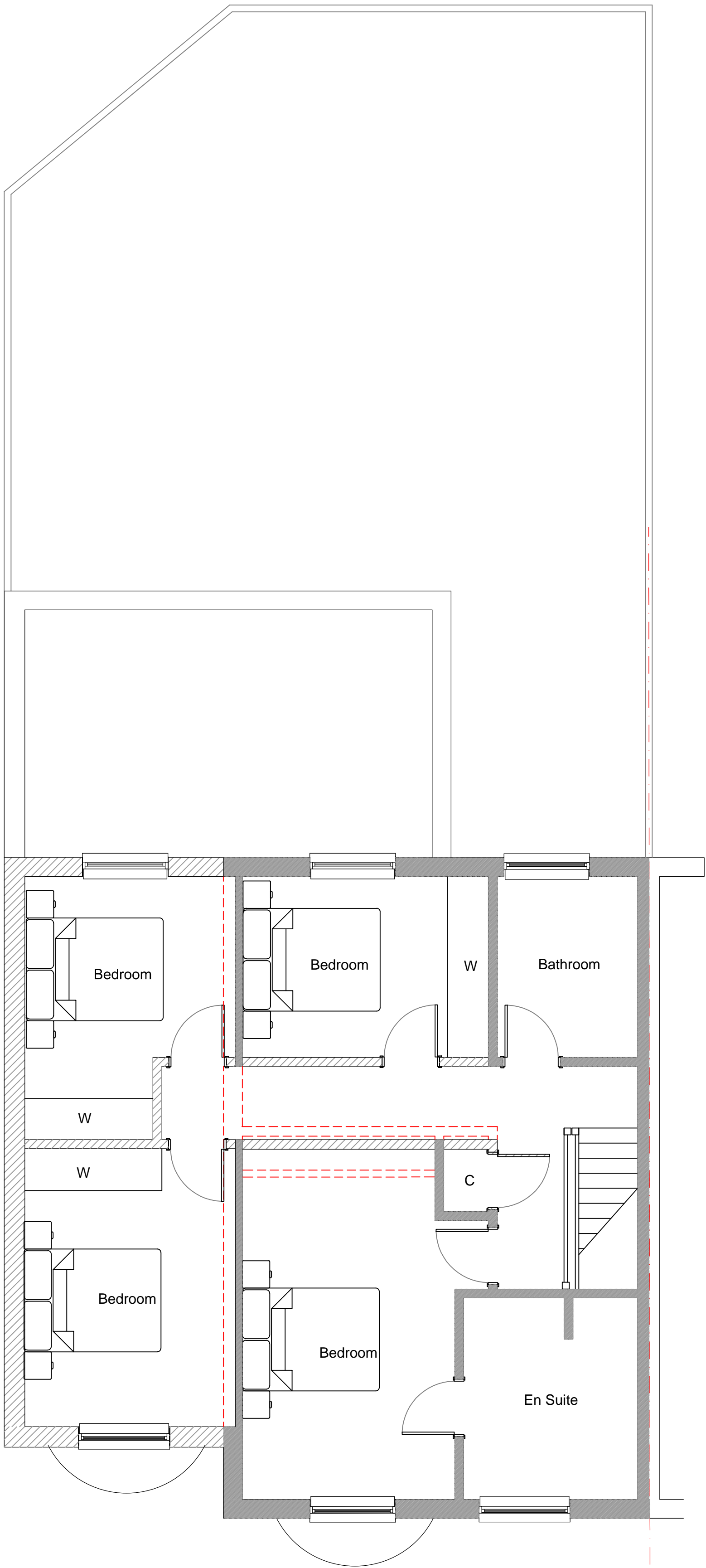
Scale Bar (1:200)

B. Scheme revised. 05.04.2023 MBell  
A. Boundary revised. 17.02.2023 MBell

General Notes	
Location plan details taken from details provided by Ordnance Survey. These dimensions must be checked and not scaled from this drawing.	
Do not scale from these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work and/or prefabrication.	
This drawing is the copyright of MBA Architecture Ltd, and may not be reproduced, copied in whole or in part or altered without prior written permission.	
i T E q r { t h j v	
PROJECT STATUS	
Planning	
MBA Architecture Ltd	
306 Lymington Road Highcliffe Christchurch Dorset Tel: 01590 624794 E: email: matt@mbauktd.co.uk	
Client:	
Mrs J Bennett 32 Addington Place Stanpit Christchurch BH23 3PB	
Job Title:	
Proposed Side and Rear Extension	
Drawing Title:	
Proposed Location Plans	
Drawn By:	
MBell	
Dwg. No.	
MBA/100/004	
Date:	
April 2023	
Rev.	
B	
Scale:	
1:1250 1:500 1:200 @ A1	



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Scale Bar (1:50)

B. Scheme revised: 05.04.2023 MBell  
A Bay Window Added at ground floor.  
07.02.2023 MBell

**General Notes**

Location plan details taken from details provided by Ordnance Survey. These dimensions must be checked and not scaled from this drawing.

Do not scale from these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work and/or prefabrication.

This drawing is the copyright of MBA Architecture Ltd, and may not be reproduced, copied in whole or in part or altered without prior written permission.

**PROJECT STATUS**

Planning

**MBA Architecture Ltd**

306 Lymington Road  
Highcliffe  
Christchurch  
Dorset  
Tel: 01590 624794  
E-mail: matt@mbauktd.co.uk

**Client:** Mrs J Bennett  
32 Addington Place  
Stampt  
Christchurch  
BH23 3PB

**Job Title:**

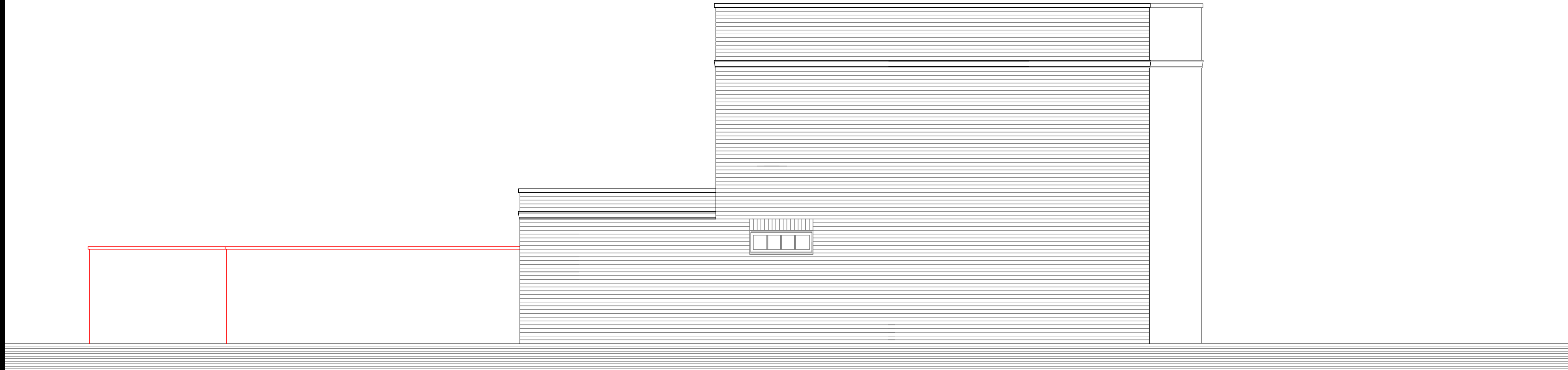
Proposed Side and Rear  
Extension

**Drawing Title:**

Proposed Floor Plans

<b>Drawn By:</b> MBell	<b>Dwg. No.</b> MBA/100/005
<b>Date:</b> April 2023	<b>Rev.</b>
<b>Scale:</b> 1:50 @ A1	B





SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



Scale Bar (1:50)

B. Scheme revised: 05.03.2023 MBell  
A Bay Window Added at ground floor.  
07.02.2023 MBell

General Notes

Location plan details taken from details provided by Ordnance Survey. These dimensions must be checked and not scaled from this drawing.

Do not scale from these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work and/or prefabrication.

This drawing is the copyright of MBA Architecture Ltd, and may not be reproduced, copied in whole or in part or altered without prior written permission.

PROJECT STATUS

Planning

**MBA Architecture Ltd**

306 Lymington Road  
Highcliffe  
Christchurch  
Dorset  
Tel: 01590 624794  
E-mail: matt@mbauktd.co.uk

**Client:** Mrs J Bennett  
32 Addington Place  
Sturport  
Christchurch  
BH23 3PB

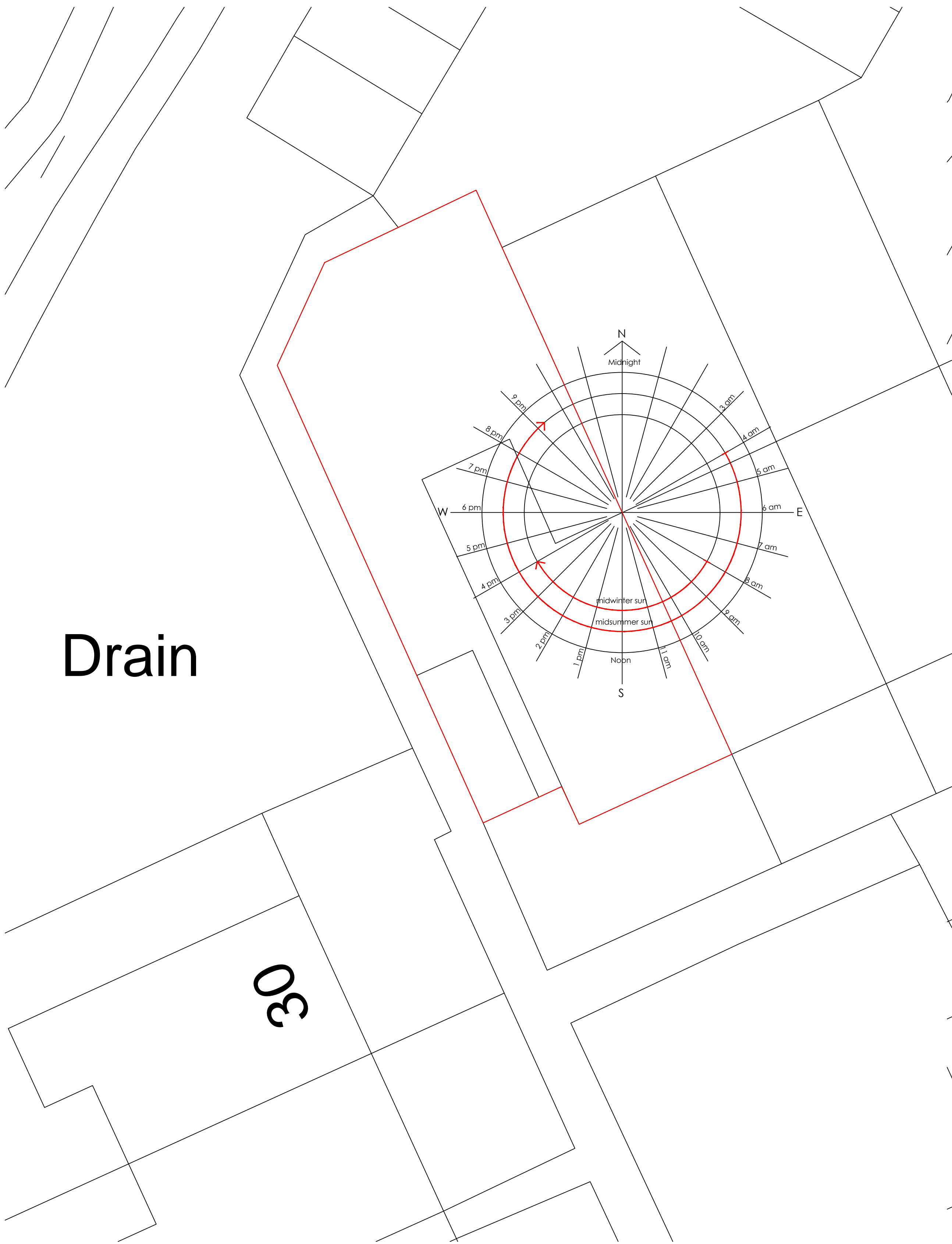
**Job Title:**

Proposed Side and Rear  
Extension

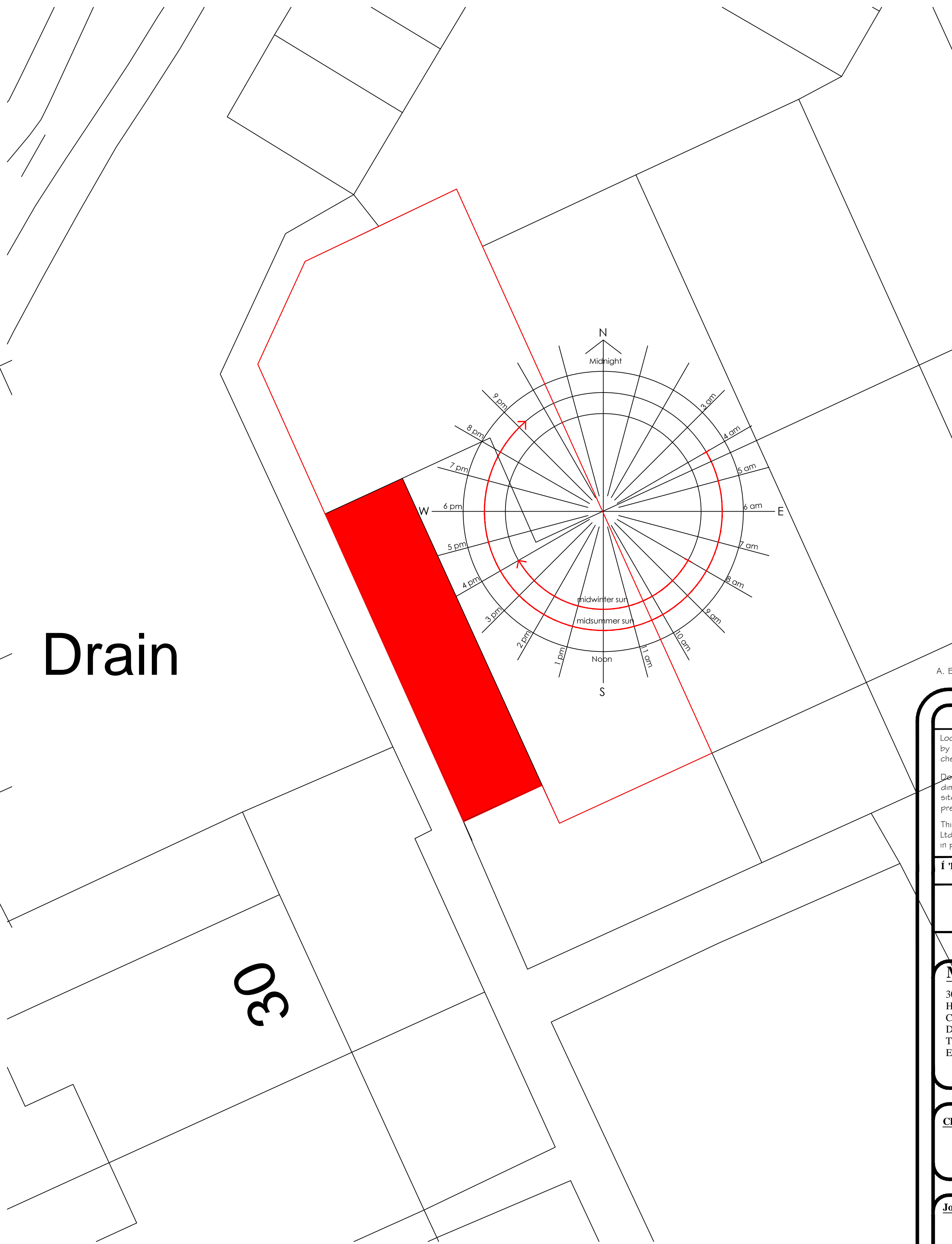
**Drawing Title:**

Proposed Elevations

<b>Drawn By:</b> MBell	<b>Dwg. No.</b> MBA/100/006
<b>Date:</b> April 2023	<b>Rev.</b> B
<b>Scale:</b> 1:50 @ A1	



EXISTING PLAN



PROPOSED PLAN



Scale Bar (1:100)

A, Boundary revised, 17.02.2023 MBell

General Notes

Location plan details taken from details provided by Ordnance Survey. These dimensions must be checked and not scaled from this drawing.

Do not scale from these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work and/or prefabrication.

This drawing is the copyright of MBA Architecture Ltd, and may not be reproduced, copied in whole or in part or altered without prior written permission.

PROJECT STATUS

Planning

**MBA Architecture Ltd**

306 Lymington Road  
Highcliffe  
Christchurch  
Dorset  
Tel: 01590 624794  
E-mail: matt@mbauktd.co.uk

**Client:** Mrs J Bennett  
32 Addington Place  
Stampt  
Christchurch  
BH23 3PB

**Job Title:**

Proposed Side and Rear  
Extension

**Drawing Title:**

Sun Dial Plans

<b>Drawn By:</b> MBell	<b>Dwg. No.</b> MBA/100/007
<b>Date:</b> November 2022	<b>Rev.</b> A
<b>Scale:</b> 1:100 @ A1	



# Planning Committee

Application Address	46 Winston Avenue, Poole, BH12 1PF
Proposal	Single storey side extension and alterations. Front porch and front dormer.
Application Number	APP/23/00185/F
Applicant	Karen Rampton
Agent	Tip Top Plans LLP
Ward and Ward Member(s)	Alderney and Bourne Valley Cllr Chapmanlaw, Cllr Maidment and Cllr Trent
Report status	Public Report
Meeting date	15 June 2023
<b>Summary of Recommendation</b>	<b>Grant subject to conditions</b>
Reason for Referral to Planning Committee	Applicant is an elected Member
Case Officer	Camila Bastidas

## **Description of Proposal**

1. The proposed scheme is for a single storey side extension, demolishing an existing garage on the site. In addition, a dormer window is proposed to the front elevation along with a porch extension.
2. The application comes to the Planning Committee under the Constitution as the applicant is an elected member.

## **Description of Site and Surroundings**

3. The application site is situated on the southern side of Winston Avenue and is occupied by a two-storey, detached dwelling. The application site is located within 400 metres of Bourne Valley Nature Reserve, SSSI, SNCI, part of the Ramsar and SPA a designated heathland.
4. There is a 1 metre wall enclosing the front boundary of the site with a vehicular access off Winston Avenue located at the western and eastern side of the site frontage. The vehicular access off Winston Avenue provides access to an area of hardstanding that occupies the entire area of the front garden of the site and that provides space for the

parking of multiple vehicles, as well as providing access to an integral garage. The site is enclosed by a wall on the east boundary and a fence to the west and rear boundary.

5. The existing dwelling is finished in brick and white render and it has a hipped plain clay tile roof. There is a garage to the eastern side of the existing dwelling and a large conservatory to the rear.
6. The character of the area is residential, with the dwellings along Winston Avenue comprising of primarily detached, two-storey dwellings. The majority of properties on the southern side of Winston Avenue occupy a broadly consistent frontage position in relation to the road. However, no. 48 to the east sits much further south into its plot with detached garage to the front adjoining the existing garage on the application site.

### **Relevant Planning History**

7. **2016** - Planning permission granted to erect conservatory at rear **Ref: APP/16/00493/F**
8. **2015** - General permitted development granted for rear Conservatory with tiled roof, which would extend beyond the rear wall of the original semi-detached dwelling house by 4m, for which the maximum height would be 3.69m and for which the height at the eaves would be 2.30m. **Ref: GPDO/15/00023/GPD**

### **Constraints**

9. The application site is located within 400 metres of Bourne Valley Nature Reserve, SSSI, SNCI, part of the Ramsar and SPA, and a designated heathland.
10. Hazardous Consultation Zone, Environmental Health Officer advised no concerns found.

### **Public Sector Equalities Duty**

11. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to:
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

12. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations) appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
13. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.

14. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

### **Consultations**

15. Biodiversity Officer – No objections, subject to informative.
16. Environmental Health (Contaminated Land) – No concerns raised.
17. Highways Authority – No objections.

### **Representations**

18. In addition to letters to neighbouring properties a site notice was posted outside the site on 10 March 2023 with an expiry date for consultation of 03 April 2023.
- 1 Letter of concern was received regarding the retention of the boundary wall of No.48 Winston Avenue.
19. Amended plans have been received on the 13 March 2023 to show the retention of the boundary wall between the application site and No.48 Winston Avenue.

### **Key Issue(s)**

20. The key issue(s) involved with this proposal are:
- Impact on the character and appearance of the area
  - Impact on the neighbouring living conditions
  - Parking and highway safety

These issues will be considered along with other matters relevant to this proposal below.

### **Policy Context**

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises:

#### **Poole Local Plan (2018)**

Policy PP01 Presumption in favour of sustainable development

Policy PP27 Design

Policy PP32 Poole's nationally, European and internationally important sites

Policy PP33 Biodiversity and geodiversity

Policy PP35 A safe, connected and accessible transport network

#### **Supplementary Planning Documents**

BCP Parking Standards SPD (adopted January 2021)

## **National Guidance**

### **National Planning Policy Framework ("NPPF"/"Framework")**

- The policies in the Framework are material considerations which should be taken into account in dealing with applications.

## **Planning Assessment**

### **Impact on the character and appearance of the area:**

22. The existing property is an inter war dwelling with a hipped roof. There is a variety of ages, types and designs of residential properties surrounding the site. Whilst extended to the rear, the property appears largely unaltered from the front. The existing garage to the eastern side lies at a higher level to the ground floor of the dwelling.
23. The proposed side extension would be readily visible in the street scene due to its siting to the side elevation of the existing dwelling. Due to its single storey nature and size of its footprint, the proposed side extension would represent a relatively modest enlargement of the existing property, subservient to the main dwelling and respecting its appearance by way of its design and matching finishing materials. Therefore it would successfully integrate with the existing property.
24. The proposed side extension would reduce the separation distance between the application site and the neighbouring dwelling at No.48 Winston Avenue, as it would sit on a larger footprint than the existing garage. However, due to the extension's single storey scale and as No.48 is set further back into the site (18m from the highway) against the application site (9m), the spaciousness of the area would be retained.
25. Given the single storey nature of the side extension and its siting to the east side of the existing dwelling and its design which successfully addresses the change in levels, it would not appear harmful to the street scene of Winston Avenue and the wider surrounding area.
26. The proposed front porch would respect the appearance of the existing dwelling and the street scene, due to its design and matching finishing materials. Dormers are not a common feature to front elevations on the immediately surrounding properties, however the proposed dormer is a modest feature, well designed with a matching hipped roof, ridge capping and tiles and would also respect the appearance of the dwelling. Consequently its impact on the street scene is considered acceptable.
27. Having regard to the above considerations, the proposals would not appear out of keeping in the street scene of Winston Avenue. As such, it is considered that the proposal would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (Adopted November 2018).

### **Impact on neighbouring living conditions**

28. Due to the siting of 48 Winston Avenue, the proposed extension will likely be partially visible from the front elevation of this neighbour, however any impacts will be limited by the separation between the properties and the modest increase in height and footprint from the existing garage. In addition, views towards the extension will be further limited by No.48's garage.

29. The existing boundary wall to the rear of the existing garage, would be retained between the application site and the neighbouring dwelling at No. 48 Winston Avenue. The side extension will have patio doors facing down the garden of the application site. There is already extensive glazing to the rear and side elevation of No.46's conservatory and the proposals are not considered to result in a substantial loss of privacy to No.48. A side facing window serves a utility area and faces towards No.48's garage.
30. Due to the side extension's scale and siting to the west of No.48, it would not give rise to any material loss of outlook or loss of sunlight/daylight to 48 Winston Avenue. and it would not give rise to any harmful shading due to its orientation. The proposed dormer and porch will not impact on this neighbour.
31. The proposed alterations would be sufficiently distanced from all other neighbouring properties that it would not give rise to any material loss of outlook, loss of sunlight/daylight or harmful shading or unacceptable loss of privacy.
32. The side extension and front dormer would have windows to the front, with views over the street. Consequently this would not raise harm in terms of privacy.
33. Having regard to the above considerations, it is considered that the living conditions of neighbouring properties would be preserved and therefore the proposal would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (Adopted November 2018).

#### **Parking and access**

34. The Highways Authority has assessed the proposal and advised that the existing parking provision on site would be retained and the access to the site would remain unchanged. The number of habitable rooms would increase. However, the existing level of parking provision would be retained and therefore, it would be in accordance with Parking Standards SPD (Adopted 5 January 2021) and Policy PP35 of the Poole Local Plan (2018).

#### **Other matters**

35. The application site is located within 400m of Talbot Heath SSSI, however the scheme does not trigger the need for a bat report under the Council's Validation Checklist on account of the building's location and its pre-existing roof conversion. Notwithstanding this, the Council's Biodiversity Officer has assessed the proposal and advised that an informative should be included as guidance, in the case that bats are found during works, Therefore, the proposal would comply with Policy PP33 of the Poole Local Plan (2018).
36. The application site has a constraint logged under hazardous consultation zone. As a result, the Environmental Officer has been consulted and assessed the proposal and advised that no environmental health concerns have been found. Therefore, the proposal would be in accordance with Policy PP27 in this regard.

#### **Planning Balance/Conclusion**

37. The proposal would preserve the character and appearance of the street scene of Winston Avenue and of the existing dwelling. Neighbouring living conditions would be preserved. The proposal would not harm nearby European- protected sites and no contaminated land concerns have been raised. In addition, sufficient on-site parking provision and vehicular access arrangements would be retained for the enlarged dwelling and the proposal would not adversely affect highway and pedestrian safety.



38. The scheme has acceptable economic, social and environmental impacts. It is considered that the scheme accords with the Development Plan as a whole for the reasons given in this report and it is considered that the identified material considerations support granting the proposal. The proposal would also be in accordance with paragraph 11 of the NPPF.
39. Therefore, the scheme is recommended for approval.

### **Recommendation**

#### **GRANT permission subject to the following conditions:**

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:  
Proposed Floor Plans (Drawing No. 22-RG/782/003 F), received 13 March 2023  
Proposed Elevations (Drawing No. 22-RG/782/004 E), received 13 March 2023  
Block Plan and Location Plan (Drawing No. 22-RG/782/005), received 09 February 2023  
  
Reason - For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used for the external faces of the development shall be as specified within the application form.  
  
Reason - To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

### **Informative Notes**

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA 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 afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified.
2. The applicant is advised that bats may be present within the dwelling and surrounding area. All bats are fully protected under the Wildlife and Countryside Act 1981. Section 9 of the Act makes it an offence to intentionally kill, injure or disturb a bat and to damage, destroy or obstruct access to any structure that is used by bats for roosting. In the case that bats are found during works, the work should cease immediately and if possible the part of the structure that was removed and exposed bats should be put back into place. A bat ecologist should be employed to address the situation and Natural England contacted immediately.



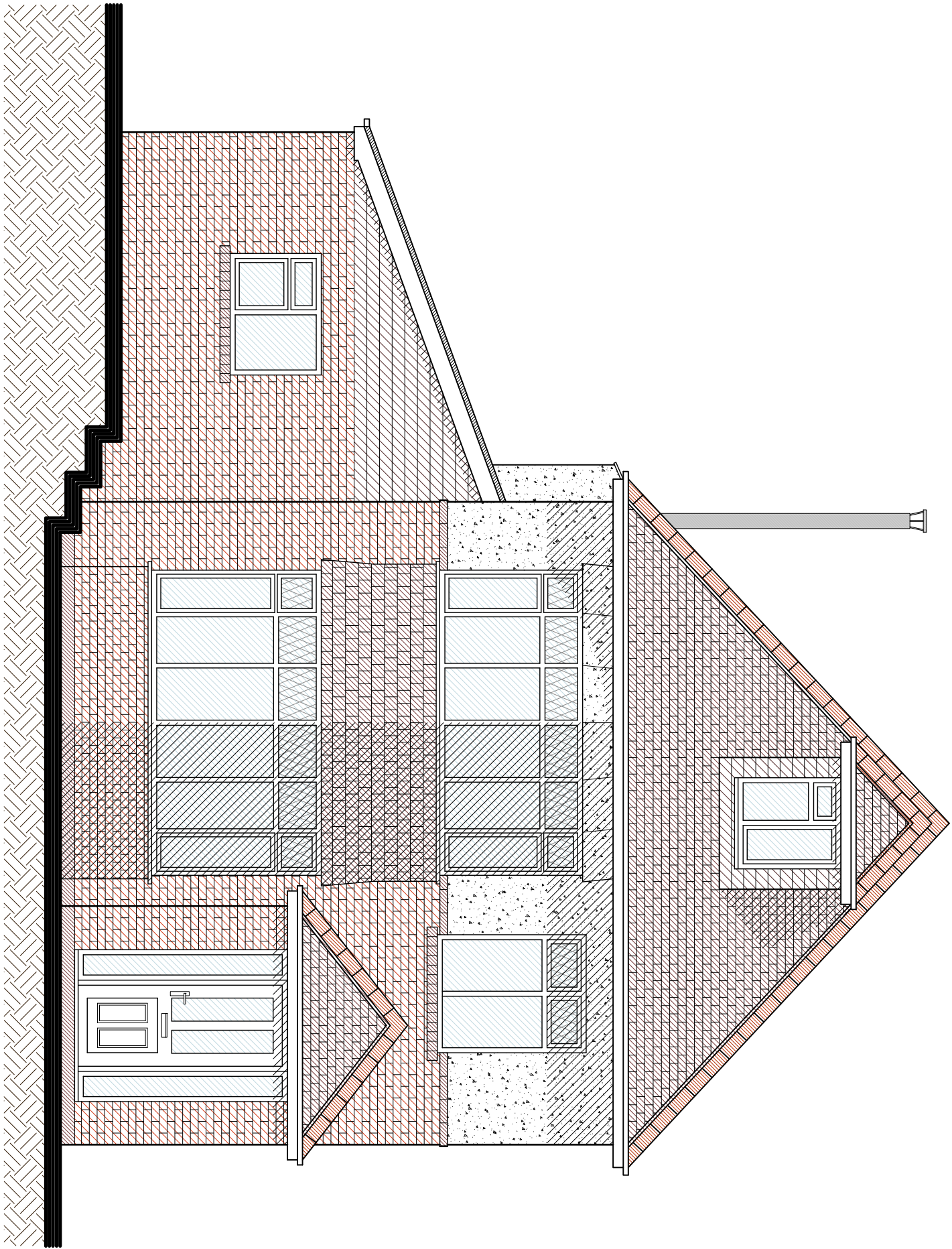
3. This permission is granted under Town and Country Planning legislation and does not alter or impinge upon the rights of adjoining landowners under common law or under the Party Wall Act 1996. If any part of the development is physically attached to, or relies for support on, the neighbouring property the consent of the relevant landowners/occupiers will need to be obtained under the provisions of the Party Wall Act 1996.
4. It is noted that the side extension hereby approved closely adjoins your neighbour's land. This planning permission does not convey the right to enter land or to carry out works affecting or crossing the boundary with land which is not within your control without your neighbour's consent. This is, however, a civil matter and this planning consent is granted without prejudice to this.

### **Background Documents**

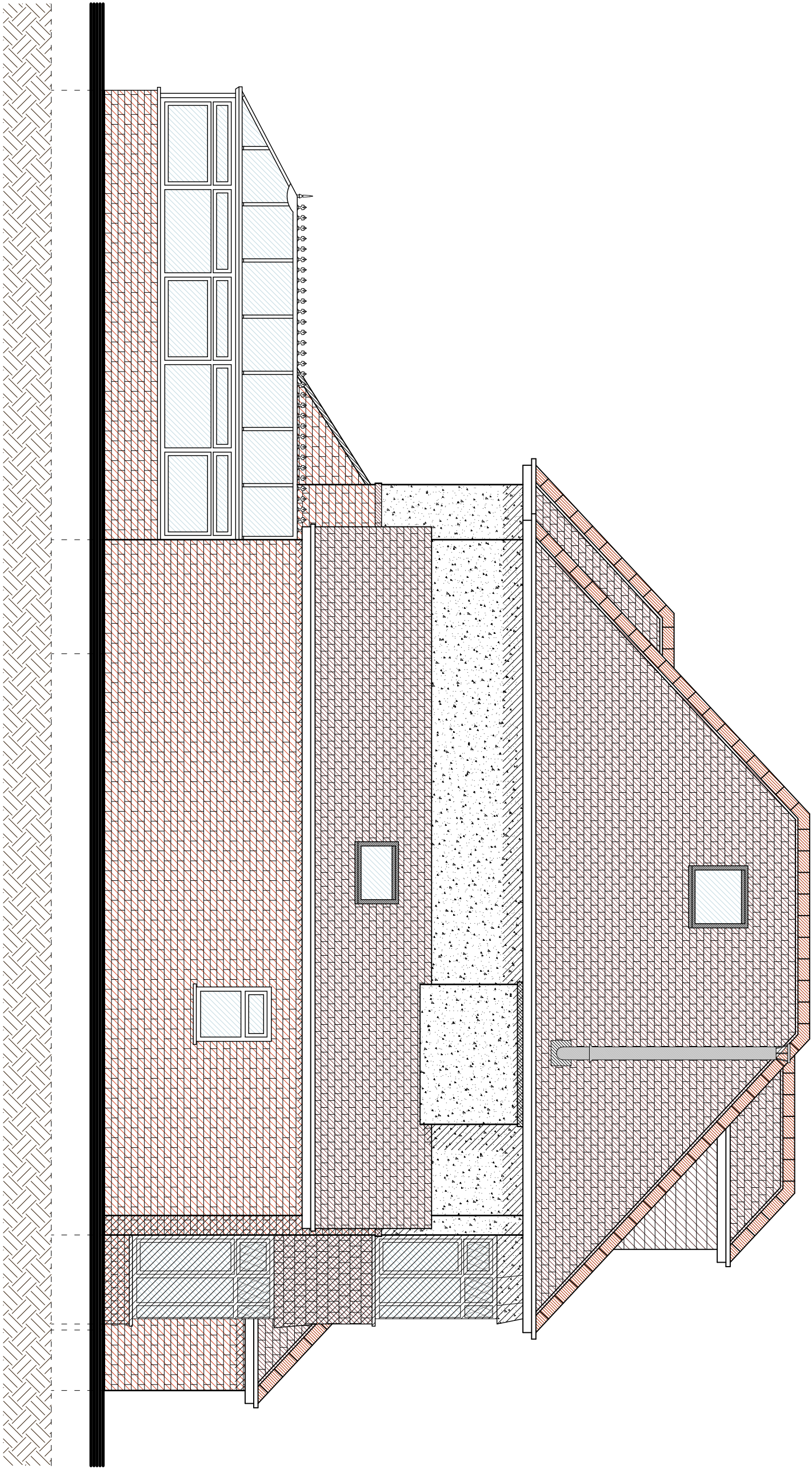
Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

This page is intentionally left blank

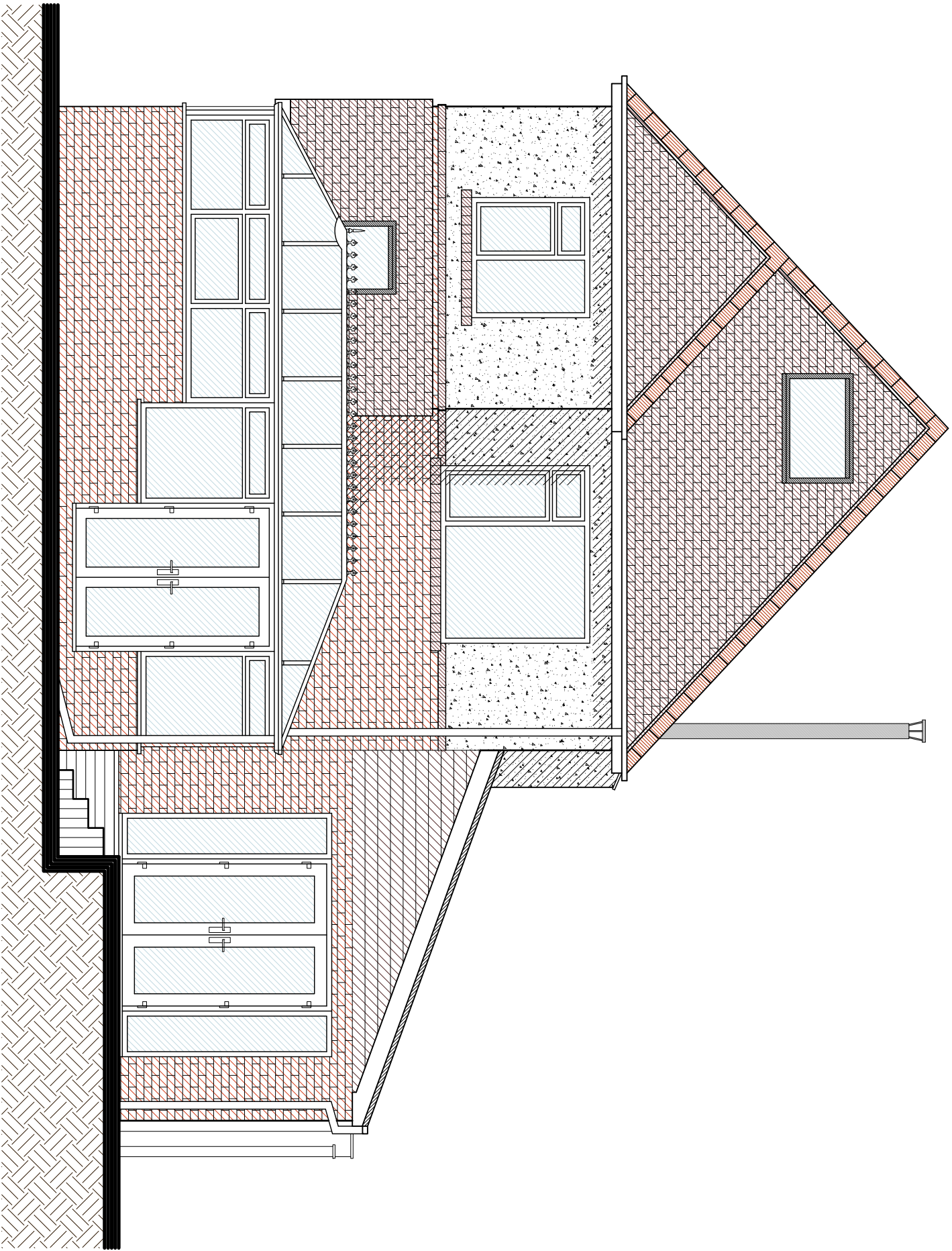




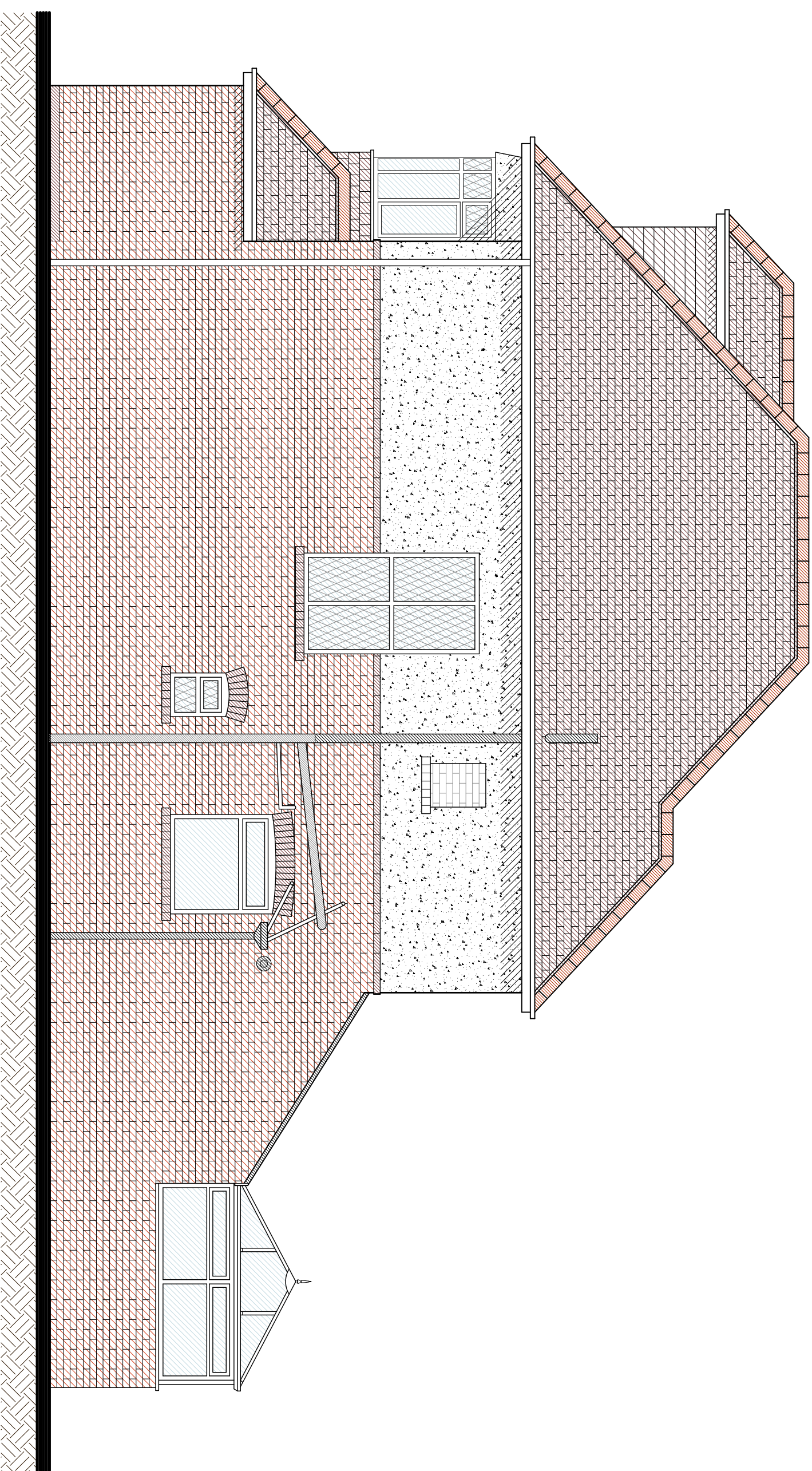
North East - front elevation  
@ scale 1:50



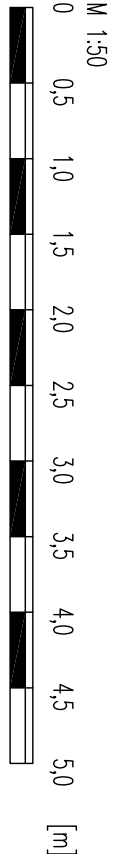
South East - side elevation  
@ scale 1:50



South West - rear elevation  
@ scale 1:50



North West - side elevation  
@ scale 1:50



DRAWING NUMBER

22 - RG/782/004 E

SCALE

1:50 @ A1 / 1:100 @ A3

DATE

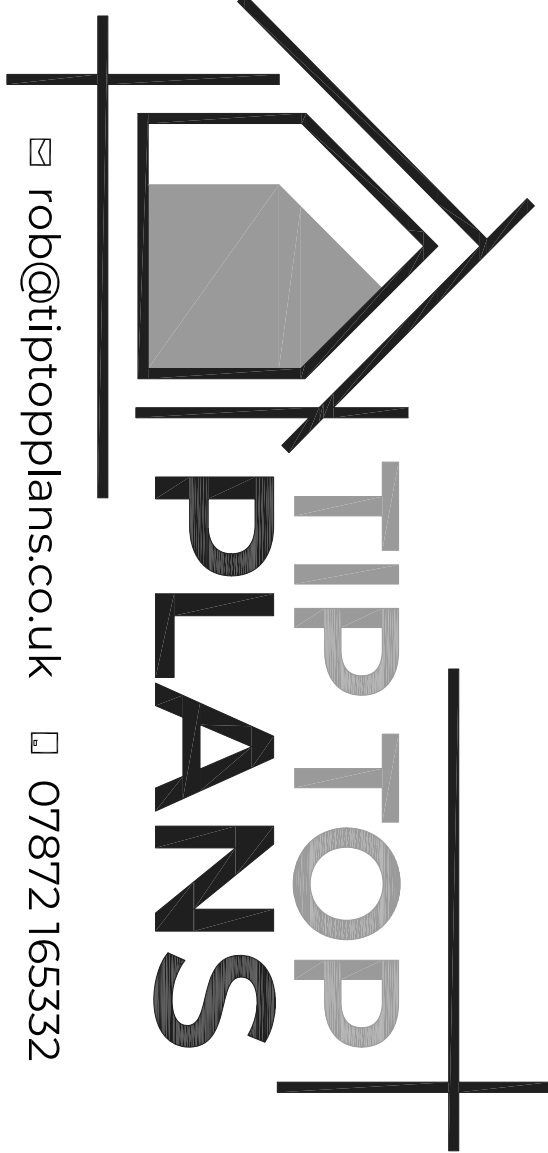
March 2023

PROJECT

46 Winston Avenue  
Poole

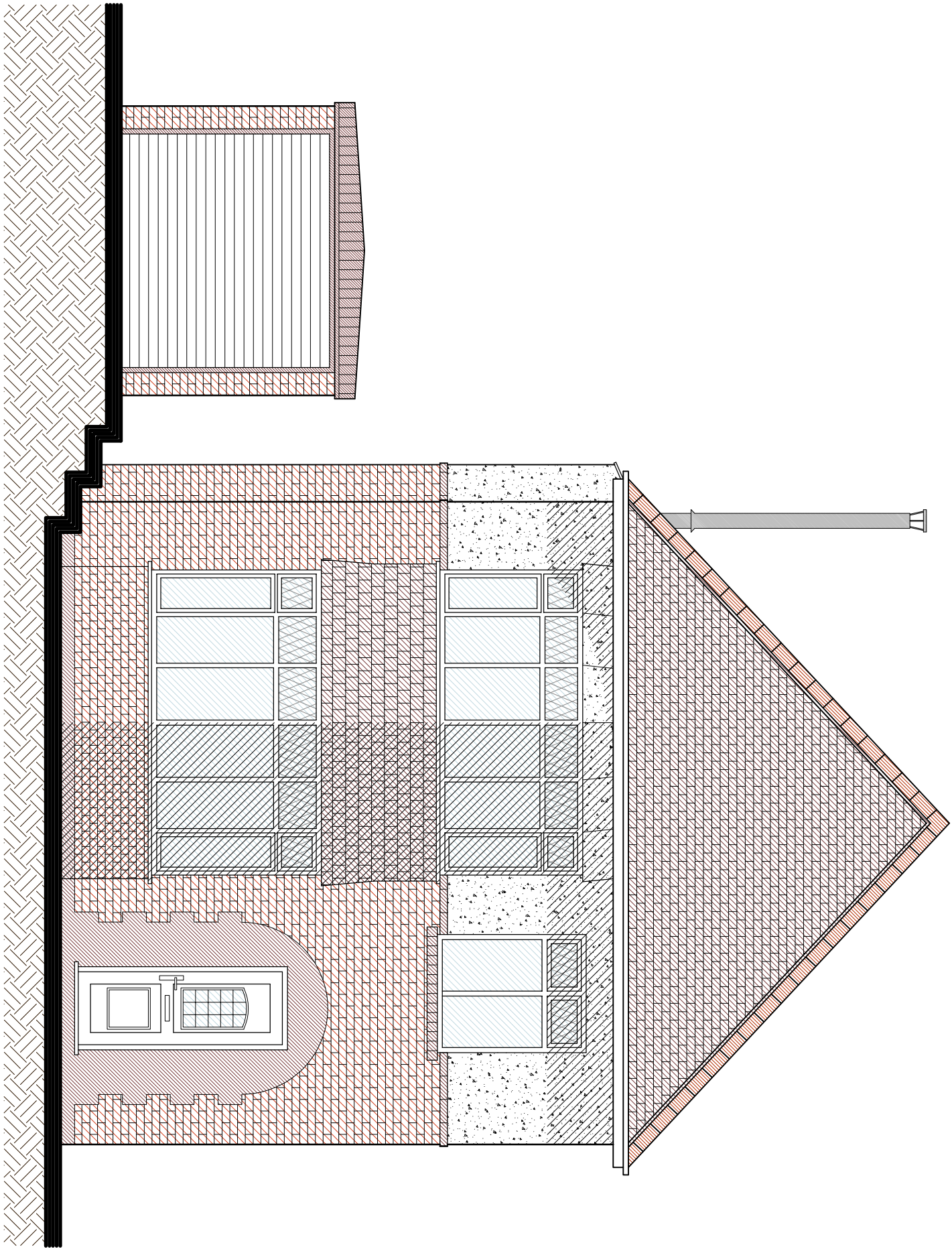
DRAWING TITLE

EXTENSION, NEW DORMER & ALTERATIONS  
PROPOSED ELEVATIONS

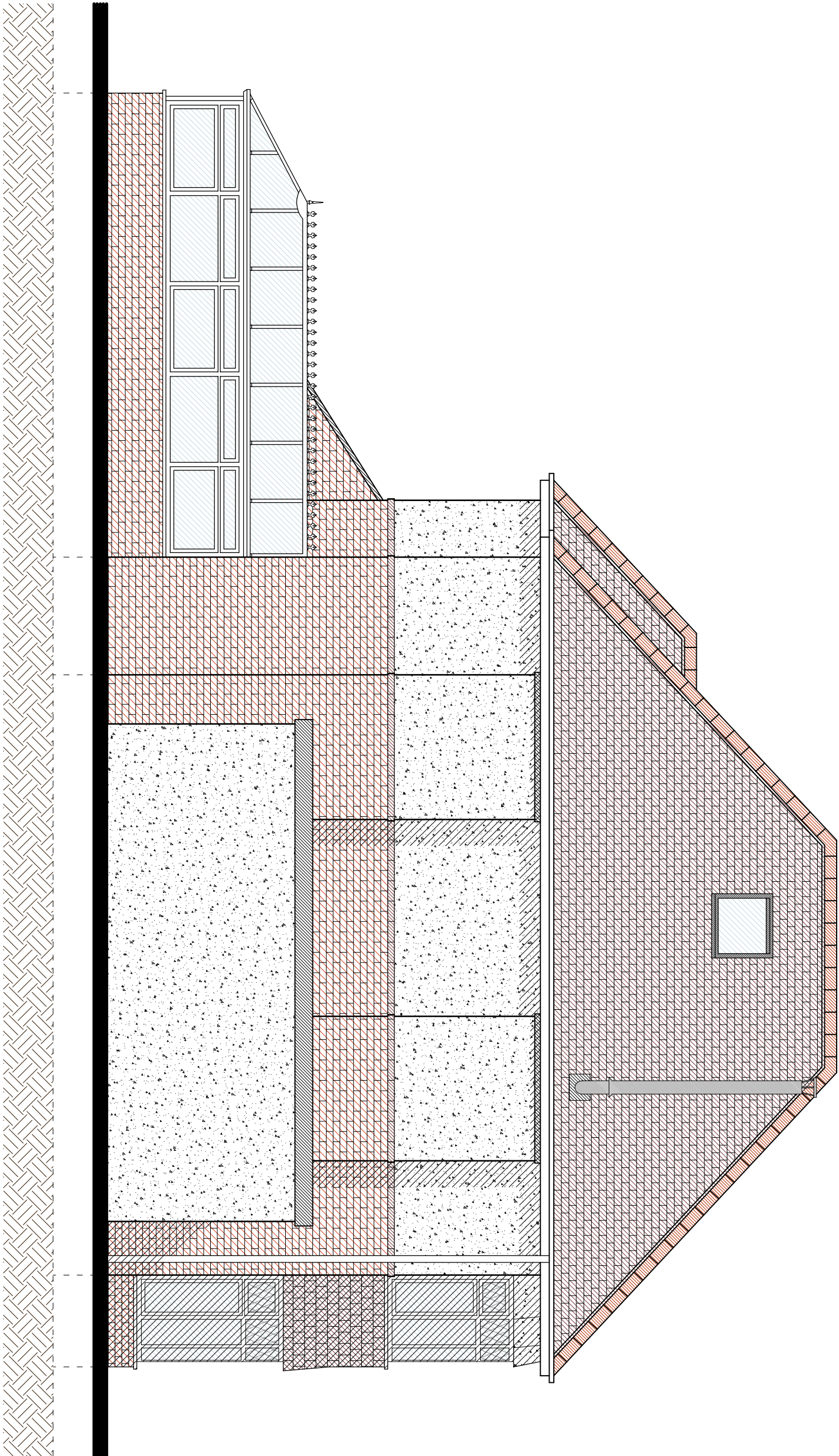


✉ rob@tiptopplans.co.uk ☎ 07872 165332

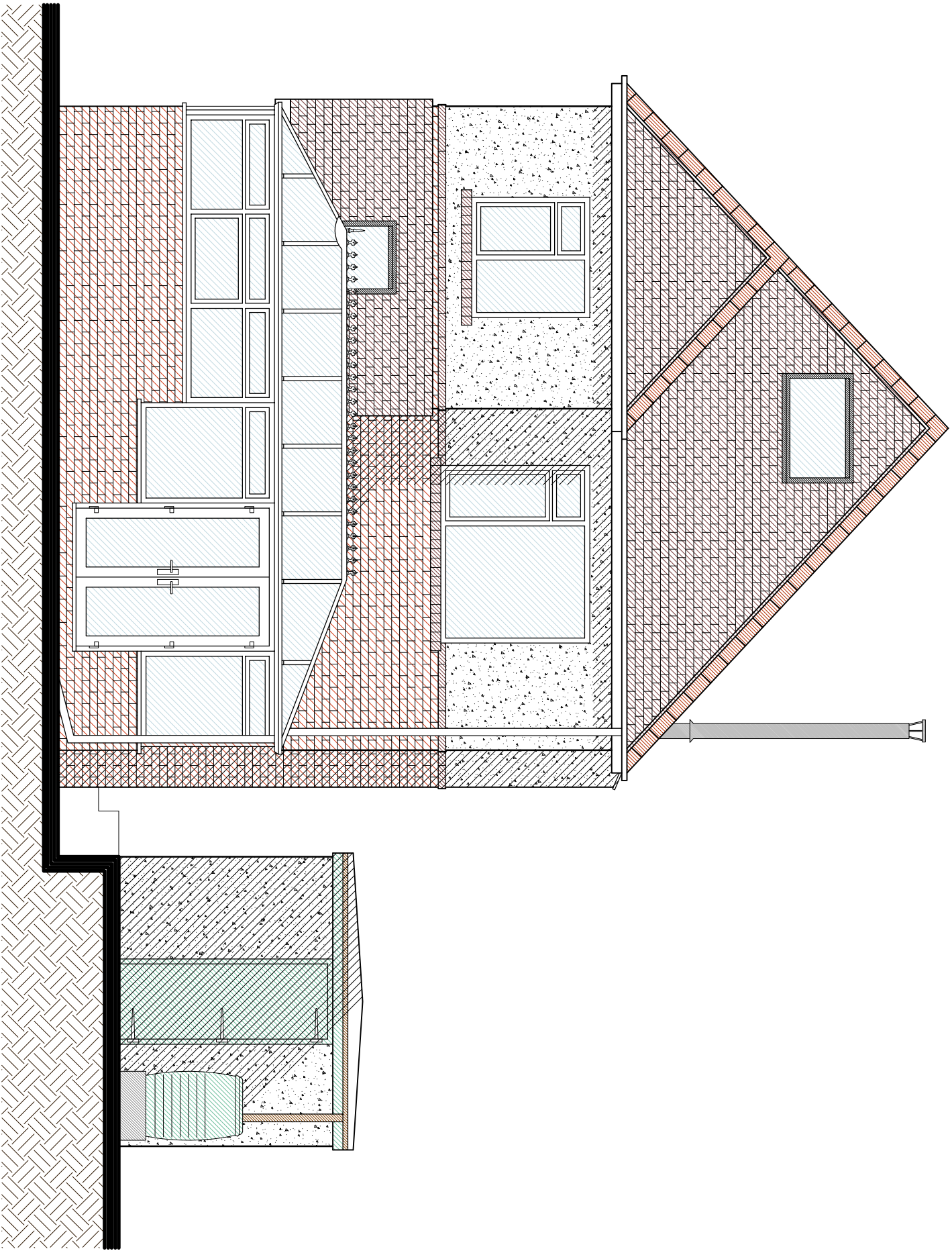




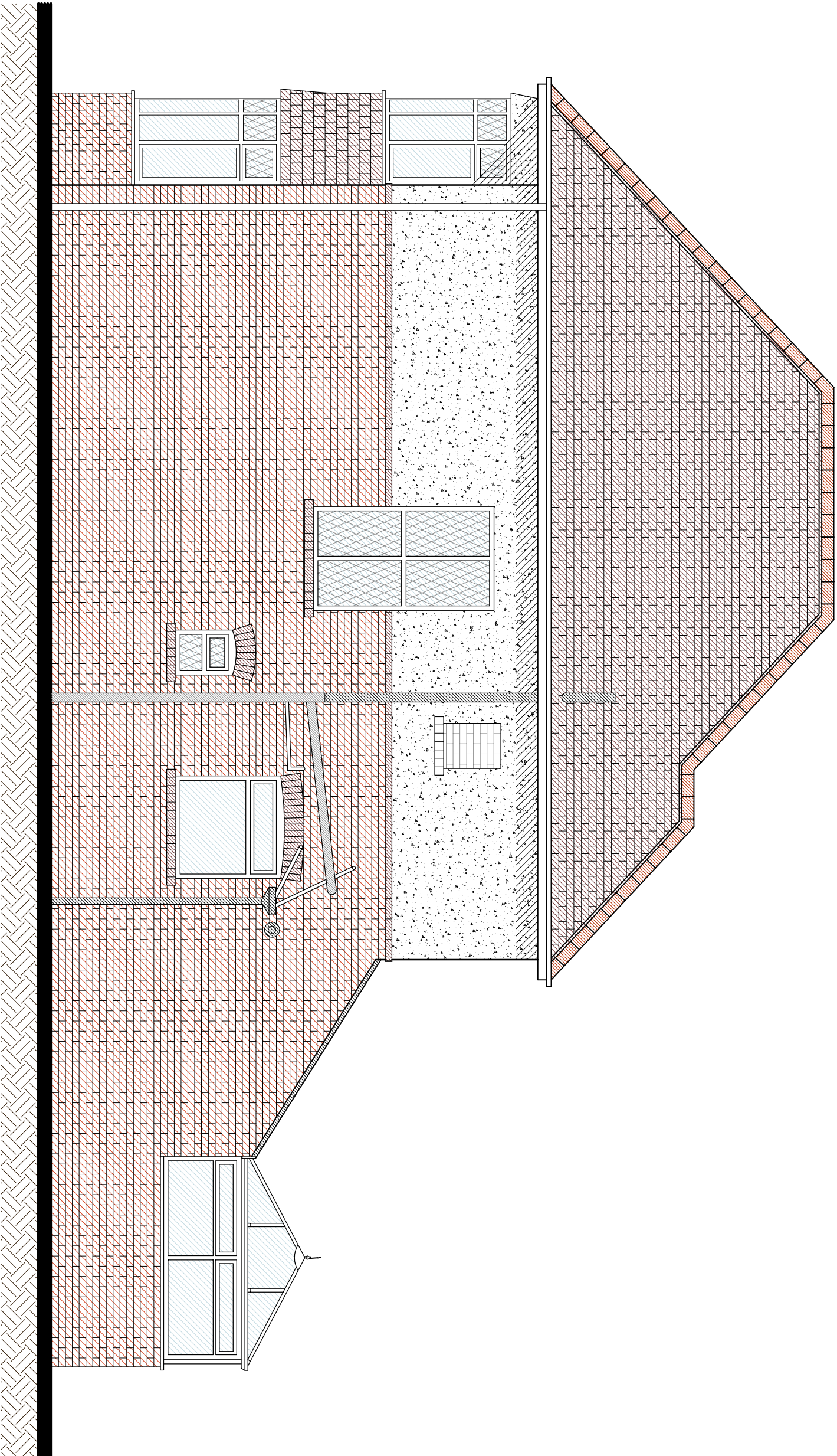
North East - front elevation  
@ scale 1:50



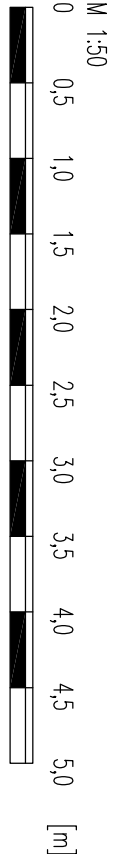
South East - side elevation  
@ scale 1:50



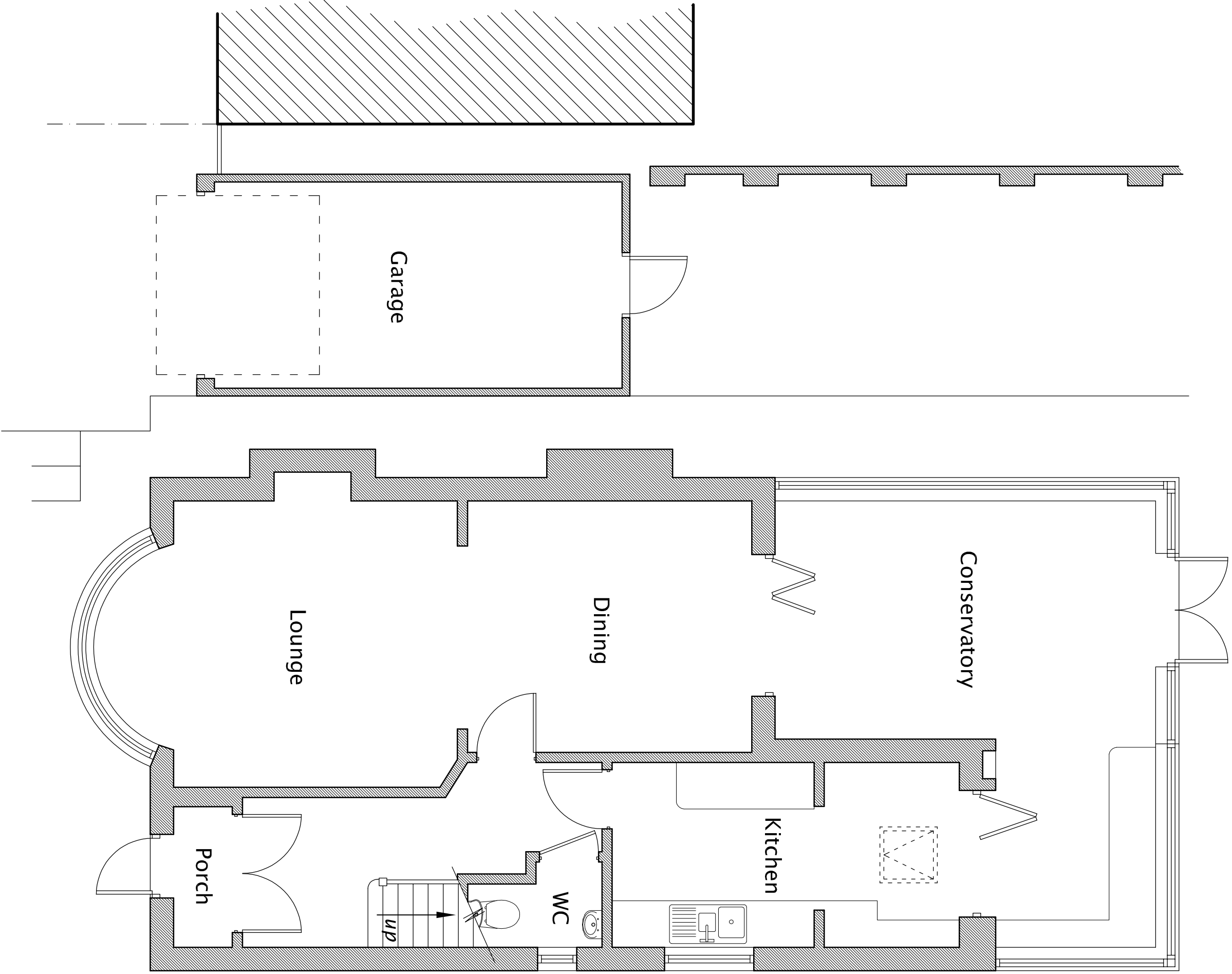
South West - rear elevation  
@ scale 1:50



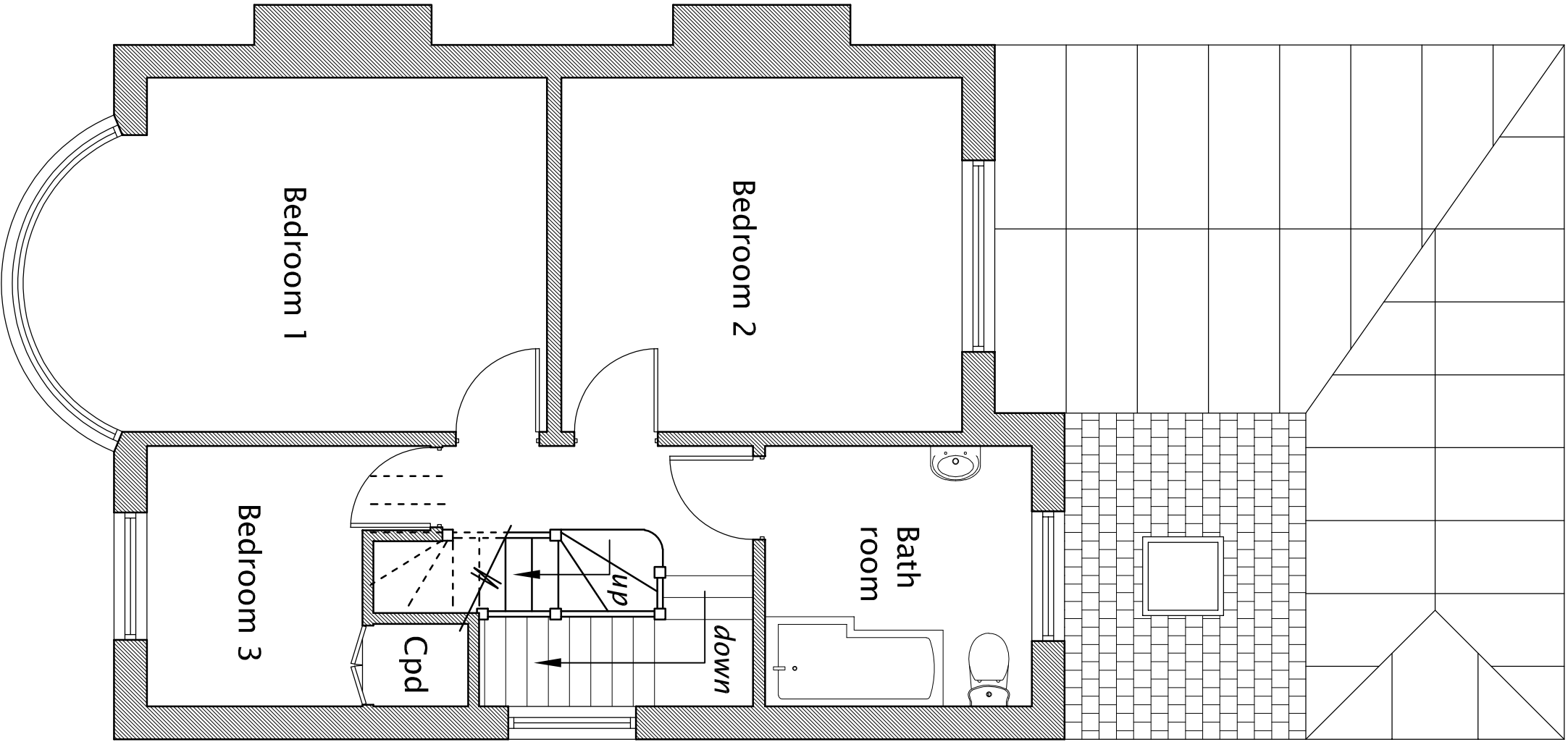
North West - side elevation  
@ scale 1:50



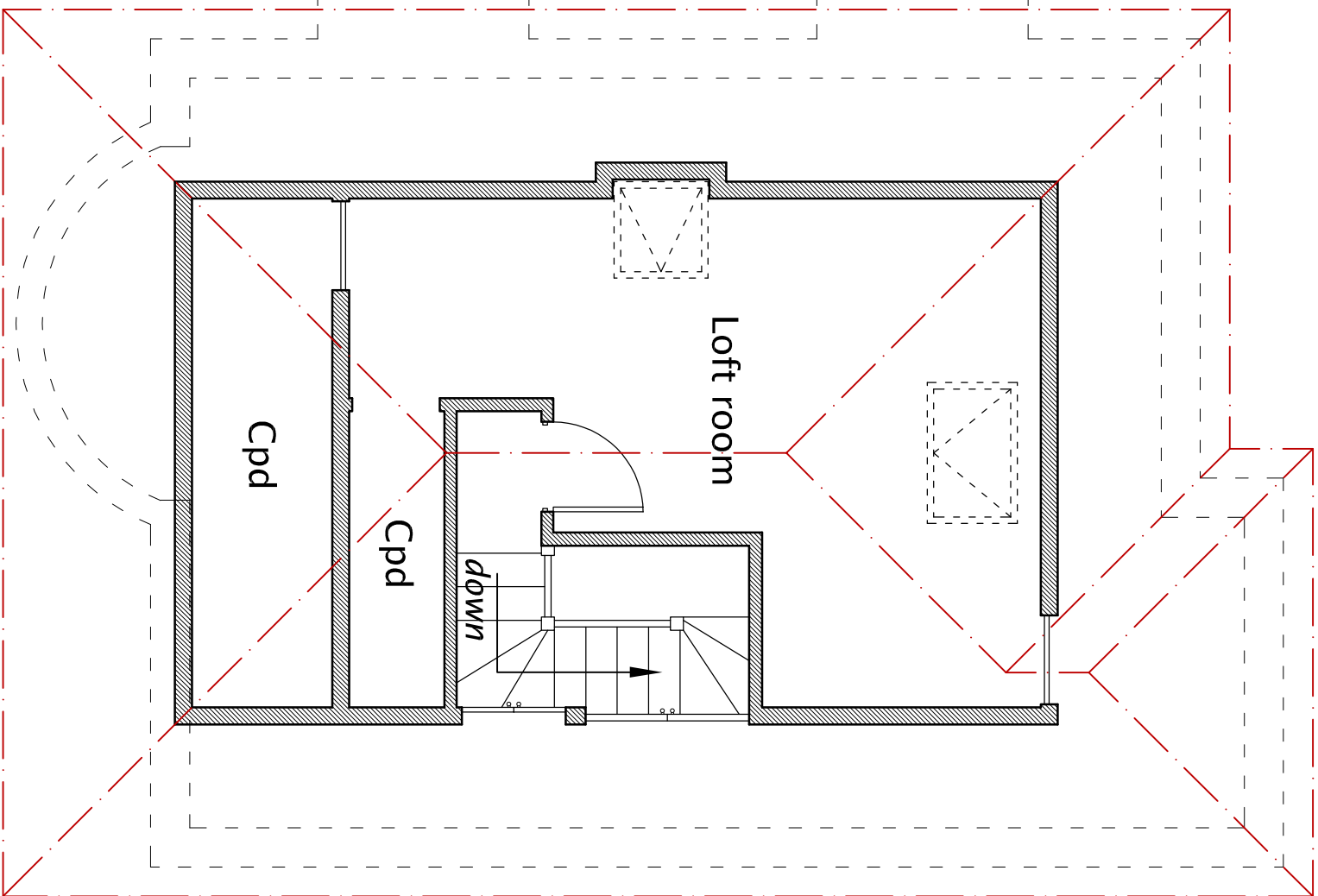




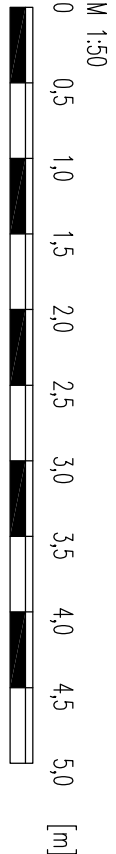
**Ground floor**  
@ scale 1:50



**First floor**  
@ scale 1:50



**Second floor/Roof plan**  
@ scale 1:50



DRAWING NUMBER

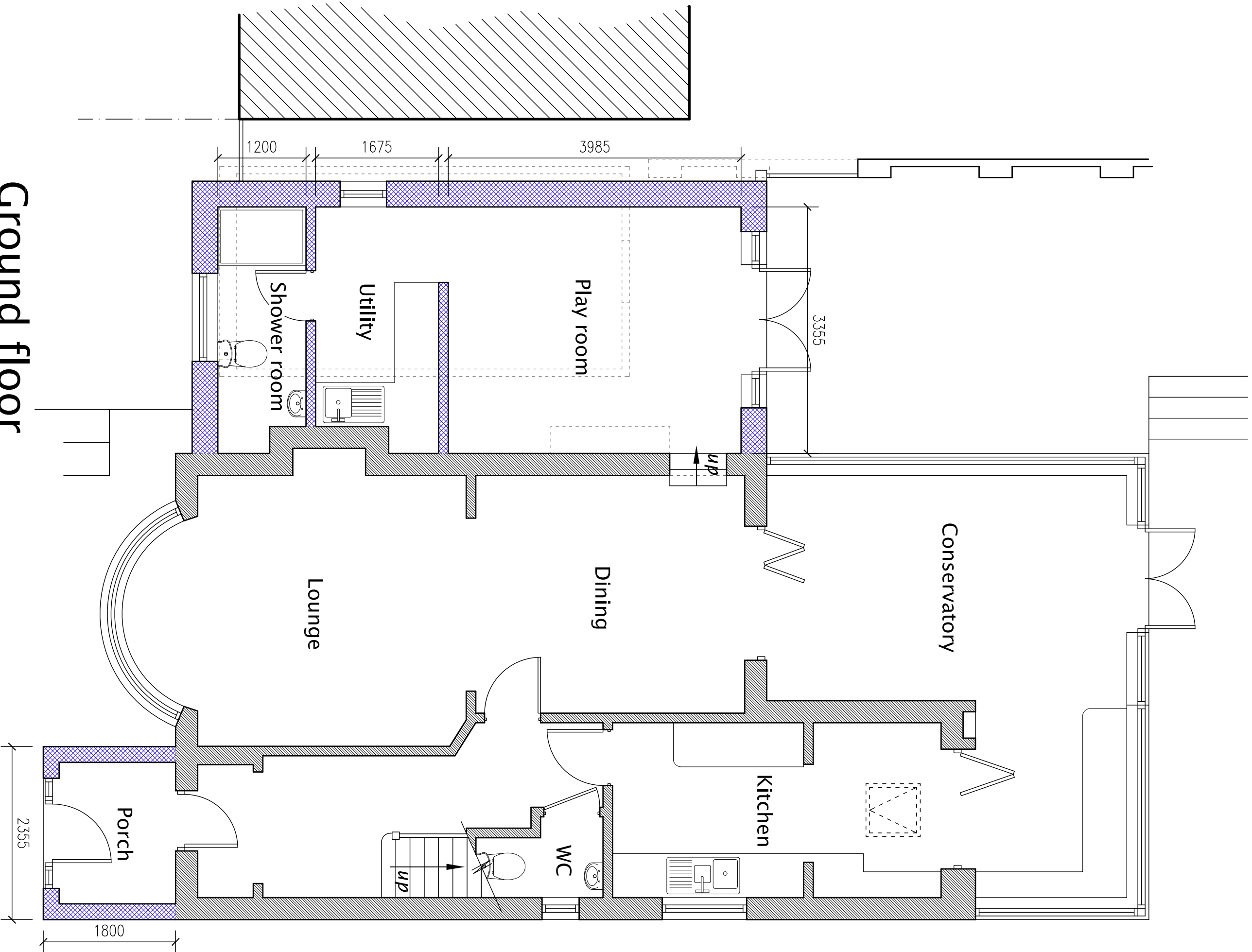
**22 - RG/782/001**

SCALE 1:50 @ A1 / 1:100 @ A3

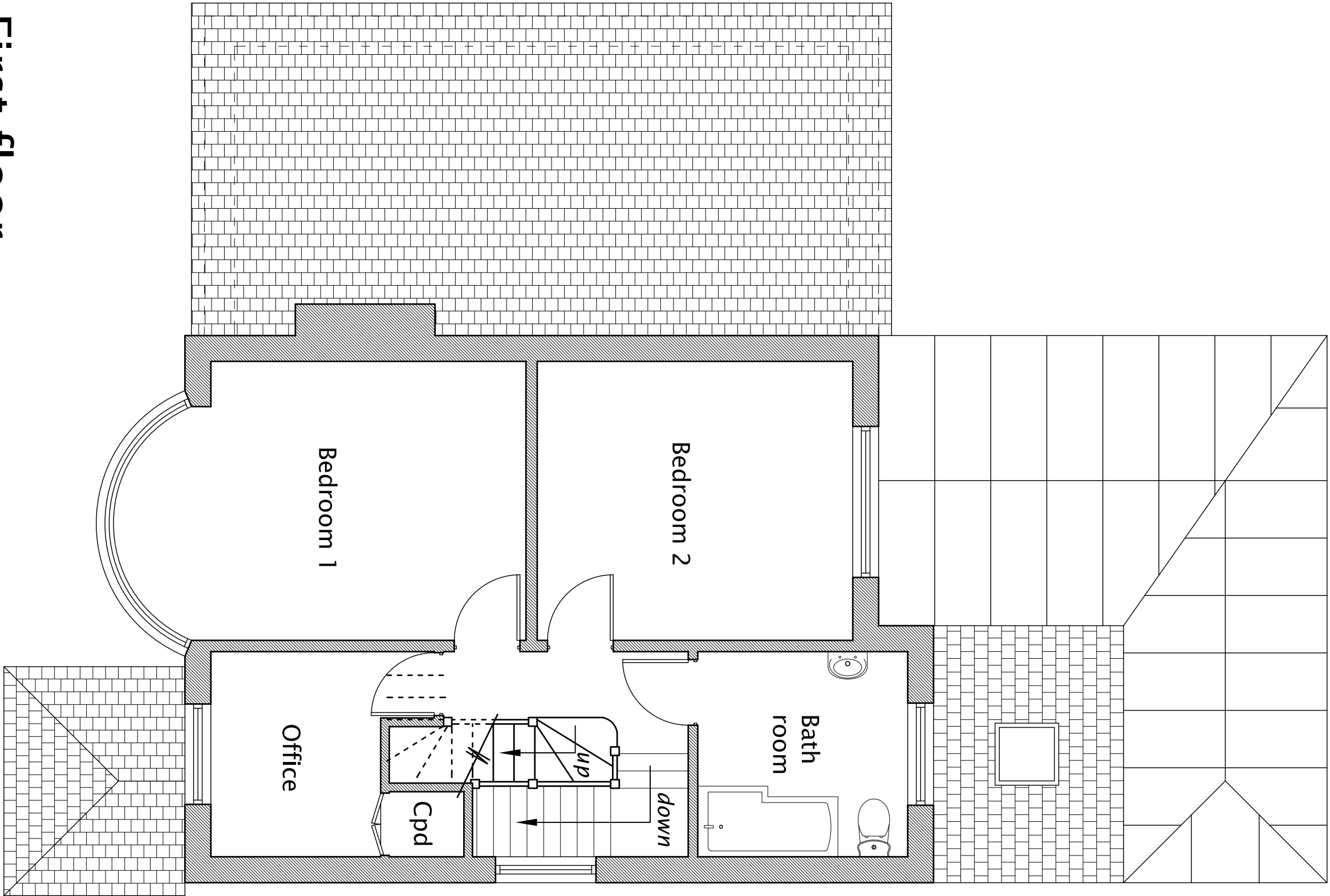
DATE Oct 2022

PROJECT  
46 Winston Avenue  
Poole

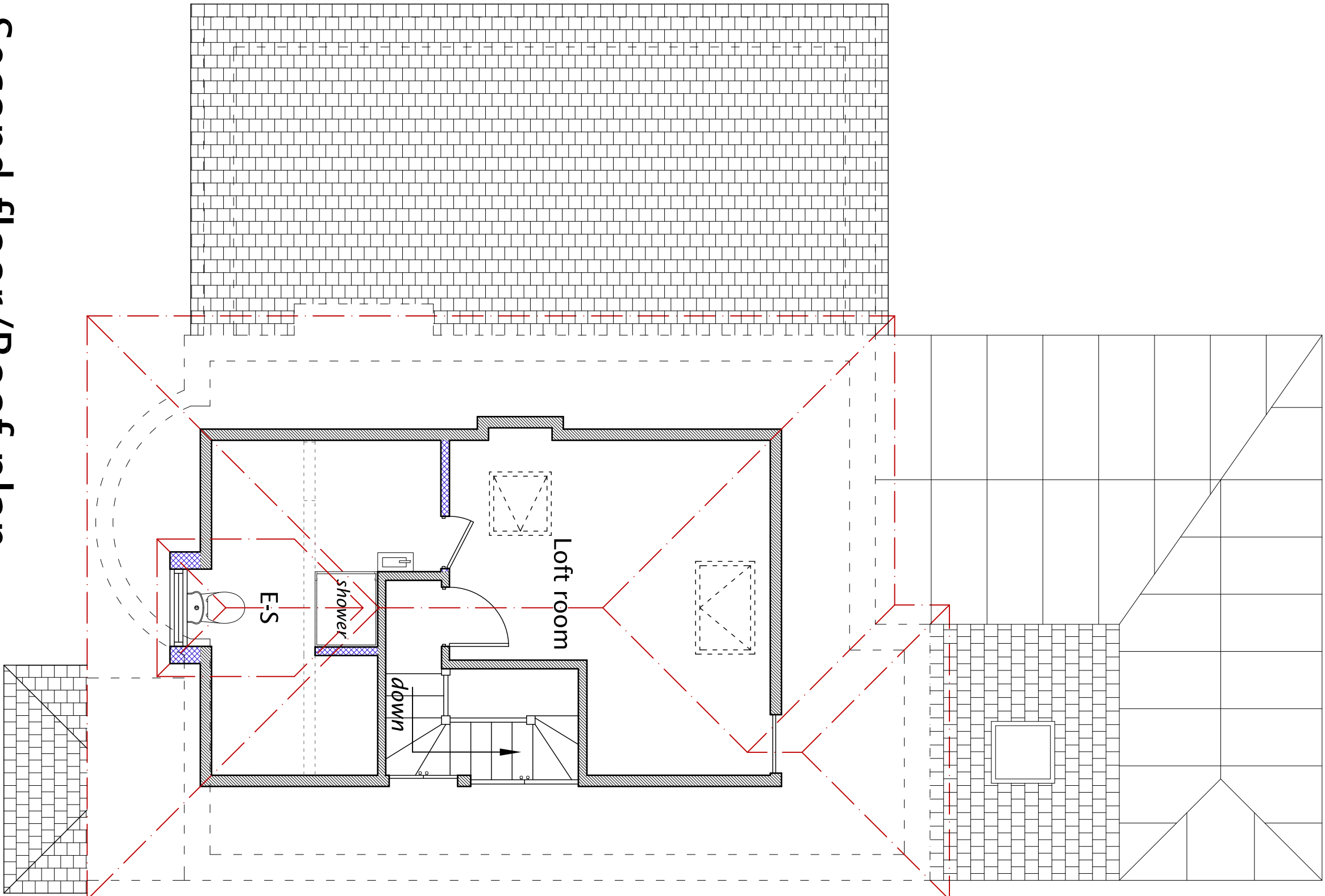
DRAWING TITLE  
EXTENSION & LOFT ROOM ALTERATIONS  
EXISTING FLOOR PLANS



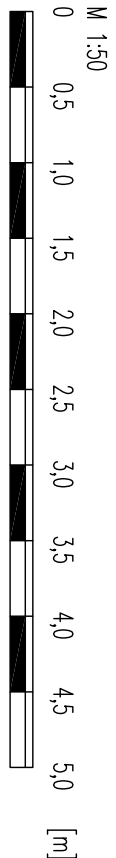
Ground floor  
@ scale 1:50



First floor  
@ scale 1:50



Second floor/Roof plan  
@ scale 1:50



New construction

Existing construction

Removed construction

DRAWING NUMBER

22 - RC/782/003 D

SCALE

1:50 @ A1 / 1:100 @ A3

DATE

Feb 2023

PROJECT

46 Winston Avenue  
Poole

DRAWING TITLE

EXTENSION, NEW DORMER & ALTERATIONS  
PROPOSED FLOOR PLANS

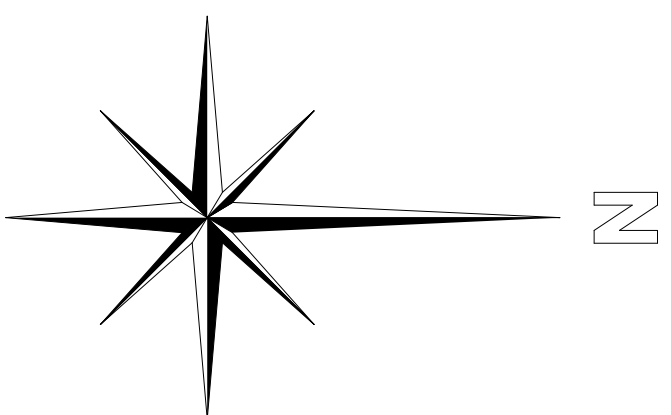
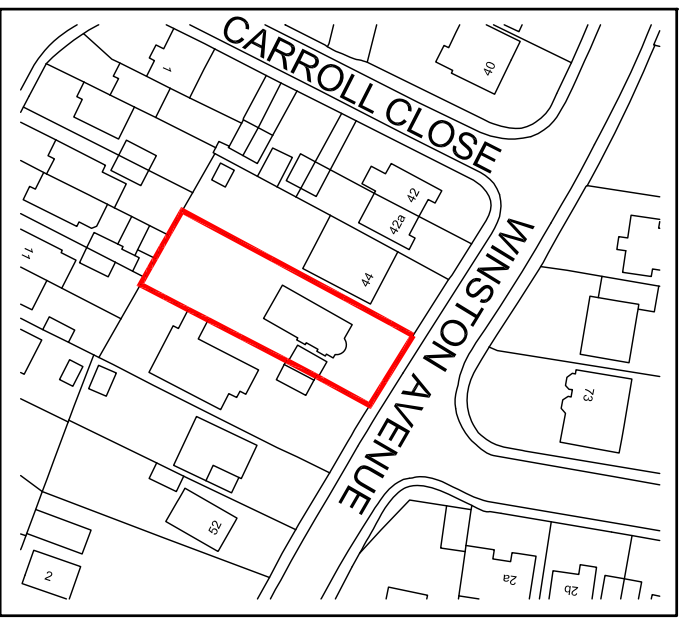
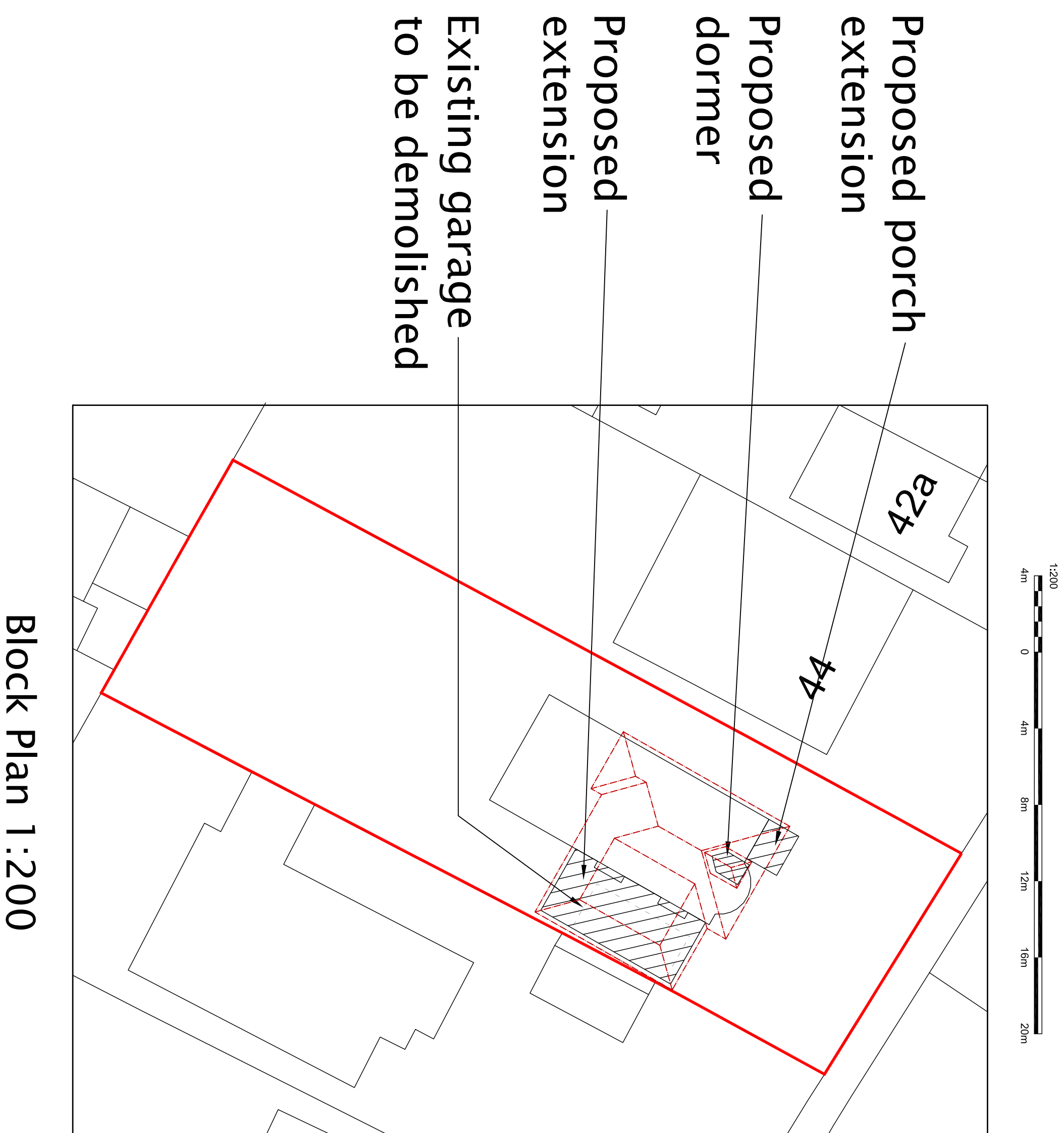
TIP TOP  
PLANS

✉

rob@tiptopplans.co.uk

☎

07872 165332



This page is intentionally left blank



# Planning Committee



Application Address	Land at Aviation Business Park, Viscount Road, Hurn, Dorset BH23 6NW
Proposals	<p>1) Application 8/19/0864/FUL Outline planning application for the erection of up to 85,100 sqm GIA of Class B1, B2, B8 employment floorspace, of which no more than 34,000 sqm GIA shall be B1/B2 (Business and General Industrial), and of that, no more than 4,000 sqm GIA shall be B1a (Offices), with access and associated works. All matters reserved save for Access.</p> <p>2) Application 8/19/0870/FUL Development of estate road and drainage infrastructure with associated works (full).</p> <p>3) Application 8/19/0882/FUL Development of employment unit (use classes B1c, B2, B8) with access, landscaping, car parking and associated works (full)</p>
Applicant	Imperial Park Bournemouth Ltd and Bournemouth International Airport
Agent	Robert Barnes
Date Valid	16 May 2019
Decision Due Date	16 June 2023
Ward and Ward Member(s)	Commons Cllr Phipps and Cllr Ricketts
Report Status	Public
Meeting Date	15 June 2023
Status	Public Report

Report subject	Seeking delegation from Committee Members to the Interim Director of Planning and Destination for determination and issue of all three decision notices with S106 agreements, following the Committee Minute in December 2021, which required referral back to Committee after 6 months, if S106 agreements had not been agreed and decisions issued.
Executive summary	To provide an update on the planning applications at the Aviation Business Park and to seek delegation from Committee for Officers to determine the applications.
Recommendations	<p>Members are recommended to delegate to the Interim Director of Planning and Destination the power to determine all of the following three applications:</p> <ul style="list-style-type: none"> <li>i. <b>8/19/0864/OUT</b> for erection of up to 85,100 sqm of employment floorspace with access and associated works,</li> <li>ii. <b>8/19/0870/FUL</b> for development of an estate road and drainage infrastructure with associate works</li> <li>iii. <b>8/19/0882/FUL</b> for Development of employment unit with access, landscaping, car parking and associated works</li> </ul> <p>with power to negotiate and determine the wording, terms and associated documentation of any condition(s) and /or planning obligation(s) that the Interim Director of Planning and Destination considers necessary in relation to any such determinations and issue all relevant documentation/ decision notices.</p>
Reason for recommendations	<p>The Planning Committee resolved to approve three applications Aviation Business Park subject to completion of a Section 106 agreement within a set timeframe of 6 months. It was not possible to achieve completion of the legal agreements in 6 months due to the extended difficulties overcoming highway design issues for the road through the site to new cycleway and pedestrian infrastructure and agree a revised travel plan.</p> <p>During the additional 12 months to complete the process, a solution has been found to address and agree all the S106 matters requested by Members in December 2021.</p> <p>The S106 agreements have been fully negotiated, securing benefits of a continuous highway with cycle and pedestrian safety measures, linking the two business parks together, enabling 85,100 sq m of employment floorspace to be constructed, and a further 10,000 sq m employment building, together with contributions to enhance the bus service, improve sustainable travel, and speed reduction measures and junction improvements on Matchams Lane and off site at the Avon Causeway junction. Additionally significant ecological contributions for on- and off-site planting have been secured.</p> <p>As a result there are now significant public benefits to the local economy, with employment opportunities potentially providing up to 2,600 new jobs, much improved highway infrastructure, for cycling and pedestrians, a travel plan including improved bus services, and</p>

	also benefits to the environment, with biodiversity gains on and off site.
--	--

## Background

2. At the Planning Committee on 16th December 2021, Members resolved to grant the three following applications, in accordance with the Officer recommendations:
  - i. **8/19/0864/OUT** for erection of up to 85,100 sqm of employment floorspace with access and associated works,
  - ii. **8/19/0870/FUL** for development of an estate road and drainage infrastructure with associated works
  - iii. **8/19/0882/FUL** for Development of employment unit with access, landscaping, car parking and associated works
3. Members specifically requested Officers to negotiate ways to secure a continuous estate road with cycle and footpath provision in the two areas identified as pinchpoints, which were potentially unsafe for cyclists and pedestrians, at the time of its consideration at Planning Committee. These pinchpoints have been fully addressed with interim and final layout plans for these two areas, to ensure that each part of the estate road will be safe for pedestrians and cyclists. These plans have also now been safety audited by the Transport Officers and approved.
4. The Officer recommendation for all three applications was worded as follows:
 

***“Delegate to the Head of Planning to Grant subject to Conditions and S106 and S278 agreements which are subject to alteration/addition by the Head of Planning Services provided any alteration/addition does not go to the core of the decision.”***
5. Each application required details to be resolved in relation to the timing and details of the estate road and associated traffic control measures, and also required off site highway works to be secured in the S106 agreements, and bus contribution timing and travel plan matters, before they could be implemented.
6. Once highway matters were agreed, the S106s have been worded so that each S106 relates the relevant parts of those works, or timing of the works for each separate planning application. Therefore, the wording of each S106 agreement is bespoke for each of the planning applications.
7. The Committee resolution as recorded in the minutes for each of the three applications was the same and stated as follows:
 

***“RESOLVED that Planning Permission be granted in accordance with the recommendation as set out in the report and further updated by the addendum sheet, subject to the Head of Planning concluding negotiations relating to the Section 106 Agreement that address the concerns raised by the Planning Committee within six months of this decision.***

***Note: if the time limit lapses, this application will be brought back to the Planning Committee.”***
8. The s106 agreements have been fully negotiated in respect of these three applications, and were concluded on the 25 April 2023. However, this was not

within the original timeframe of 6 months as specified in the resolution of the Planning Committee. Consequently, the decisions, whilst ready, cannot currently be issued without officers securing authority to allow for the decision notices to be released.

## **Conclusion and Recommendation**

9. The Christchurch Local Plan area provides for the expansion of the Aviation Business Park to form the largest employment allocation and expanding with up to 1,900 jobs within BCP Council area. The three applications and the resolutions made by the Planning Committee remain crucial in securing employment land for 85,100sq m of development providing significant job opportunities accompanied by improved highway infrastructure and public bus services and sustainable travel options.
10. The legal agreements have been successfully negotiated and the highway plans have now met the sustainable travel requirements and cyclist and pedestrian safety concerns of the previous Committee instructions. The additional year to find solutions, has led to a timetable of 18 months for the highway details to be concluded rather than 6 months, which, with hindsight, was unrealistic given the complexity of the problems to be overcome.
11. It is therefore recommended that the Committee agree to delegate powers to the Interim Director of Planning and Destination to issue the planning permissions for the three applications: 8/19/0864/OUT, 8/19/0879/FUL and 8/19/0882/FUL.

## **Background papers**

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the applications the subject of this report, including all related consultation responses, representations and documents submitted by the applicant in respect of the applications together with previous committee reports and minutes relating to the applications referenced below.

## **Appendices**

Appendix 1 - Committee reports for 16 December 2021.

- Application 8/19/0864/OUT Outline Employment Land - [LINK](#)
- 8/19/0870/FUL Estate Road - [LINK](#)
- 8/19/0882/FUL Full permission for 10,000sq m Industrial Unit – [LINK](#)
- Committee Update Sheet – [LINK](#)
- Minutes – [LINK](#)