

Notice of Eastern BCP Planning Committee

Date: Thursday, 23 October 2025 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



Membership:

Chair:

Cllr P Hilliard

Vice Chair:

Cllr M Le Poidevin

Cllr P Canavan
Cllr J Clements
Cllr D A Flagg

Cllr M Gillett
Cllr Dr F Rice
Cllr J Salmon

Cllr T Slade
Cllr M Tarling
Vacancy

All Members of the Eastern BCP 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?MIId=6129>

If you would like any further information on the items to be considered at the meeting please contact: Jill Holyoake on 01202 127564 or email democratic.services@bcpCouncil.gov.uk

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

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

AIDAN DUNN
CHIEF EXECUTIVE

15 October 2025

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

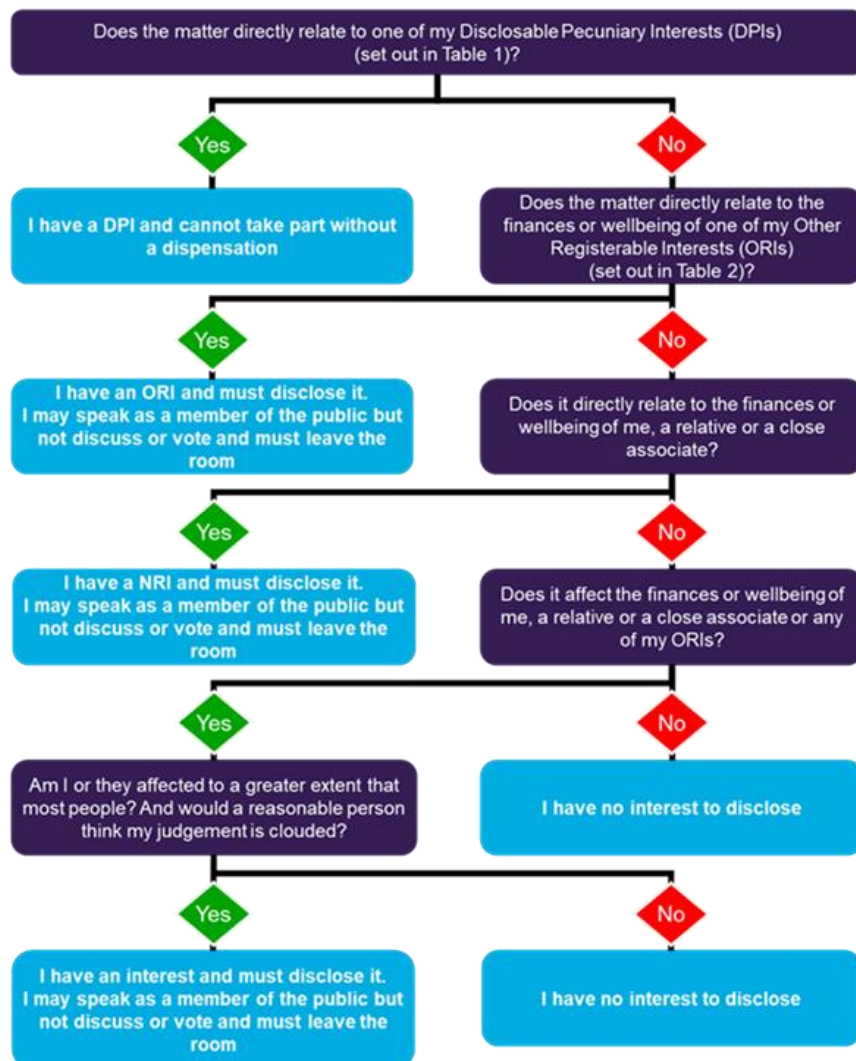


Maintaining and promoting high standards of conduct

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

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 - 10

To confirm and sign as a correct record the minutes of the meeting held on 25 September 2025.

5. Public Issues

11 - 18

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 on Wednesday 22 October 2025 [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=613>

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.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, 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 Chair 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, please use the following link:

<https://www.bcpCouncil.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications>

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) | The Beach House Cafe, Mudeford Sandbank, Christchurch BH6 4EN
East Southbourne and Tuckton ward

P/25/01461/FUL

Replacement cafe building (permanent) | 19 - 62 |
| b) | 32 Southbourne Grove, Bournemouth BH6 3RA
West Southbourne ward

P/25/02475/FUL

Retrospective application for a single storey rear store extension and modification to shop front | 63 - 82 |

ITEMS FOR INFORMATION

- | | | |
|----|--|----------|
| 7. | Appeals Report

This report updates members of the planning committee on the Local Planning Authority's appeal performance over the stated period and is for information purposes only. | 83 - 100 |
|----|--|----------|

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

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 25 September 2025 at 10.00 am

Present:-

Cllr P Hilliard – Chairman

Cllr M Le Poidevin – Vice-Chairman

Present: Cllr J Clements, Cllr D A Flagg, Cllr M Gillett, Cllr G Martin,
Cllr J Salmon, Cllr T Slade and Cllr M Tarling

45. Apologies

Apologies were received from Cllr F Rice and Cllr L Williams.

46. Substitute Members

There were no substitute members.

47. Declarations of Interests

Cllr G Martin declared an interest in item 6b and moved to the public gallery for this item.

48. Confirmation of Minutes

The minutes of the meeting held on 28 August 2025 were confirmed as an accurate record and signed by the Chair.

49. Public Issues

There were a number of requests to speak on planning applications on the agenda as detailed below.

50. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A and B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 24 September 2025 and appears as Appendix C to these minutes.

51. 4 Richmond Park Crescent, Bournemouth, BH8 9BU

Queens Park Ward

7-2025-22076-B

Change of use from an HMO (Sui Generis) to a hostel - Regulation 3.
Retrospective application.

Public Representations

Objectors:

- ❖ Peter Webber
- ❖ Jo Polland

Applicant/Supporters:

- ❖ Sarah Field – BCP Housing Team

Ward Councillors:

- ❖ Cllr Sharon Carr – Brown

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, subject to the following conditions:

- **The management to be rewored and the new plan to be submitted with 4 weeks to include to 24 hour contact details.**
- **No more than 7 residents to live at the property.**
- **Application granted for 3 years to allow monitoring.**

Voting: For – 7, Against – 1, Abstain - 1

52. 98 Gladstone Road East, Bournemouth, BH7 6HQ

Boscombe East & Pokesdown Ward
P/25/00153/HOU

Single and two storey rear extensions to the dwellinghouse and construction of a garden room using the existing detached garage footprint.

Public Representations

Objectors:

- ❖ Justin Hopkins

Applicant/Supporters:

- ❖ None registered

Ward Councillors:

- ❖ Cllr George Farquhar

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report.

Voting: Unanimous

The meeting ended at 11.30 am

CHAIRMAN

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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**

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 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 exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room 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

speaking 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
 - 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

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 and updated on 20.7.23



Planning Committee

Application Address	The Beach House Cafe Mudeford Sandbank Christchurch BH6 4EN
Proposal	Replacement cafe building (permanent)
Application Number	P/25/01461/FUL
Applicant	Mr K Slater
Agent	Mrs Clare Spiller Chapman Lily Planning Ltd
Ward	East Southbourne & Tuckton Councillor Bernadette Nanovo Councillor Judy Richardson
Report Status	Public
Meeting Date	23 October 2025
Recommendation	GRANT subject to conditions
Reason for Referral to Planning Committee	Referred by the Director of Planning and Transport because BCP Council is the landowner and in view of the significant public interest with more than 10 letters of objection.
Case Officer	Jenny James
Is the proposal EIA Development?	No

Description of Proposal

1. Full planning permission is sought for a replacement café / restaurant and bar with take away food outlet and shop.

2. The replacement building would be one storey high with an open-air section in the central part of the café that would have a canopy erected over during the winter months. The proposed roof profile seeks to reference the existing beach hut form although slightly higher and wider and in a joined format.
3. The forward part nearest the harbour would have an external deck and seating area with a lightweight frame over it to support solar shading and overhead and privacy louvres to the side.
4. The building will be simply constructed, like the beach huts and retain a lightweight appearance, with a glazed and silvered composite weatherboard exterior.
5. Internally, a large open plan floor with posts and beams supporting the overhead structure that will support a canopy through the winter months. The design provides a flexible and naturally lit floor space.
6. The main entrance is to the south side with an access ramp and stairs into the central café space, where the order point and servery is located, with varied seating space on either side for dining in, or waiting for take away food. There are two w/c provided, one of which is wheelchair accessible.
7. To the east side of the main entrance is the entrance to a shop with take-away hatch element to serve the local beach hut owners. The staff entrance is to the side of this leading into the kitchen and servery. The kitchen/servery, shop and café w/cs are to be constructed by re-using the existing containers on site.
8. To the rear of the kitchen is a covered external store area and a replacement electrical sub station that is to be enclosed within the clad elevations of the proposal.
9. A simple landscaping scheme is shown outside the site perimeter using dune stabilizing grasses. The facing cladding materials will be non-combustible composite board that will be silvered and weathered in appearance. It will be robust and capable of withstanding prevailing weather while blending with the surrounding character.
10. Additional plans and information were required during the application to explain in more detail how the roof would look in summer vs winter; to give more detail in the Noise Assessment; and further confirmations that there is no Russian Vine found on the site.

Background

11. The majority of the above-described scheme was approved under an extant permission ref 7-2022-11229-P which, subject to the discharge of conditions, forms a fallback position which is to be attributed significant material weight in the following assessment. There are some minor changes within the proposal, which are as follows;
 - The removal of the roof to the central area of the café
 - The change to the main entrance which is no longer enclosed
 - Changes to the steps and ramped access
 - Changes to the internal layout to accommodate the re-use of the containers and other minor changes
 - The reuse of containers within the structure of the proposal
 - Increase in finished floor level from 2.0m AOD to 2.15m AOD
12. Separately there are two ongoing planning enforcement issues that do not form part of this assessment as they are not included within this application, and they are both outside the redline boundary of the site.
13. One relates to the use of picnic tables as additional seating for customers of the café – this issue is being assessed under ref P/25/03404/FUL.

14. The other relates to the unauthorised use of the Beach Shop as a hot food takeaway which is under investigation and may be the subject of a future application. There are some more recent issues raised relating to additional vending huts, advertising boards and flag poles which are still being investigated by the Council.
15. The built form is exactly the same in this proposal in terms of site coverage, height and general external appearance with the exception of a small section of access ramp that measures 1.5sqm which is required to meet the correct slope for accessibility reasons and the removal of the roof cladding in the central area.

Description of Site and Surroundings

16. The application site is located on Mudeford Sandbank. The Beach House faces onto Christchurch Harbour on the western side. On the eastern side, beach huts sit immediately to the rear on the seaward side. There are further beach huts on the northern and southern sides, with the huts extending the full length of the Spit, to Hengistbury Head to the south and Mudeford Quay to the north.
17. To the west of the site sits the jetty served by the local ferry, accessed across the unsurfaced track and beach. Public toilets sit to the south of the site, in amongst the beach huts. The bin store sits to the rear of the Beach Shop and Office. Picnic tables with seats sit outside the café to the west, which are subject to a separate planning application.
18. The site falls within flood zone 3a. The proposal for a replacement café is classed as a 'less vulnerable use' using the definitions as set out in the Flooding Technical Guidance. Therefore, the users of the proposed facility will be placed in no greater danger than using the existing café. This application is supported by a site-specific flood risk assessment which sets out the flood resistant and resilient measures incorporated into this proposed replacement building.

Relevant Planning History:

19. 7-2004-11229-J: Alterations, extensions, erection of extractor flue and decking area (Existing unauthorised). Approved Oct 2004.
20. 7-2018-11229-L: Alterations and extension to external decking area. Withdrawn Mar 2018.
21. PRE-11229: Proposed New Beach House Café - Response Jan 2020. The Pre-App provided a detailed response to the Applicants ahead of the formal application to re-build the new – taller Café.
22. 7-2020-11229-M: Erection of Café with associated storeroom, etc – Withdrawn due to objections to the design - Dec 2020.
23. 7-2021-11229-N: Use of land for the temporary siting of 4 storage containers in connection with the existing use of the site for the sale and consumption of food & refreshments - Existing unauthorised – Approved 22.12.2022
24. 7-2021-11229-O: Erection of Cafe with associated storage including bin store - regulation 3 – Approved 05.10.2021
25. 7-2021-11229-P: Erection of a single storey building for use as a cafe, involving demolition of existing open-air café – Approved 22.12.2022 – EXTANT PERMISSION.
26. P/25/01460/ADV - Signage on The Spit at Mudeford – Pending decision, dependant on Full application under consideration.

Lawful Use of the site

27. The concerns raised by the public in respect of the perceived increases in footprint are noted. This application assesses a new development, not what is currently on site.
28. The aforementioned enforcement cases are ongoing and do not form part of this assessment as they are not included within this application or the red line which defines the site.

Constraints

29. The following constraints have been identified.

- Env. Agency Tidal Flood Zone 3a;
- Designated Green Belt;
- Nature Conservation

National Designation (Nearby)

Highcliffe to Milford Cliffs SSSI, 1,966m NE
Christchurch Harbour, SSSI, 14m W

County Designation (Nearby)

Hengistbury Head Local Nature Reserve (LNR), 411m SW
Stanpit March LNR, 1,024m NW
Steamer Point LNR, 1,968m NE

Local Designation (Within)

Mudford Spit SNCI Nature Reserve

Public Sector Equalities Duty

30. 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

31. 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.
32. 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. In this case the site will be subject to normal licencing conditions which would help to control and anti-social behaviour.

33. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.
34. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, 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;
35. For the purposes of s28G 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 of special scientific interest is of 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;
36. The Flood and Water Management Act 2010 places a duty on all flood risk management authorities to co-operate with each other. Lead local flood authorities are required, under section 21 of the Flood and Water Management Act, to maintain a register of structures and features which are likely to have a significant effect on flood risk in their area. The Act requires flood and coastal erosion risk management authorities to aim to contribute towards the achievement of sustainable development when exercising their flood and coastal erosion risk management functions. The Technical advice issues by the SoS requires in 3.1 (DEFRA, PB13640, 2011) to ensure decision making takes "account of the safety and wellbeing of people and the ecosystems upon which they depend", and "taking action to avoid exposing current and future generations to increasing risk

Consultations

37. The following parties were consulted on the proposals. Detailed commentaries are given in relevant sections of this report. Summaries are given here;
38. Highway Officer: No objections subject to conditions.
39. Environmental Health Officer: No objections subject to conditions.
40. Flood & Coastal Erosion Risk Team: No objections subject to conditions
41. Environment Agency: Raised issues with FRA, which are being revised to reflect most recent data available, a revised FRA was submitted and the objection removed subject to a condition regarding finished floor levels.
42. Ecology Officer: No objections subject to conditions.
43. Dorset Wildlife Trust: No comment
44. Natural England: No comment

Representations

45. Site notices were posted in the vicinity of the application site with an expiry date for consultation of 25.06.2025. Additional information was received during the application but as there was no material change to the application it was not necessary to reconsult.

- 8 Support comments were received.
- 27 Objection comments were received, of which 12 are within the 1-mile radius of the site.
- Both Ward Councillors have expressed concern with the scheme primarily in relation to residents' concerns about pollution and air quality that may have been affected by the use of a wood fired stove to heat the sauna.

46. A summary of the objections and support comments are as follows,

Objections

- The general noise from the site is unacceptable and has increased over the years.
- The events and music are too loud and disruptive to the nearby residential beach hut occupiers. Should be restricted to 8pm at the latest.
- The development is getting larger, and there is commercial creep and is becoming out of control.
- The takeaway offer has grown too large.
- The increased commercial operation is harmful to the residential amenity of hut occupiers.
- Anti-social behaviour has increased.
- Too much advertising for the café and events attracting too much footfall. It should be limited to pre fire amounts.
- Too much litter is created by the takeaway operations, single use cutlery and plates should be banned.
- Maintenance should be required.
- Commercial waste should be in redline boundary.
- The building should be enclosed to contain the noise.
- The hours of operation should be limited further.

47. Evidence of protecting habitats should be required.

48. Flag poles, advertising boards additional food and alcohol vending areas without planning permission.

Support comments

- The proposal suits the surroundings.
- The shop would be much needed.
- The design is of good quality.

- It will be a relief to have a proper structure back on the site.
- There is general support for the revised proposal.
- The proposal will offer better facilities to the beach.
- It will great asset and add value to the Southbourne area and make it desirable.

49. As Members will be aware the number of representations is not a determining factor in planning decisions. What is important is the validity of points that are made. Many of these issues are discussed below.

Key Issue(s)

50. The key issues involved with this proposal are:

- Principle
- Impact on the Green Belt;
- Impacts from Flood Risk Zone 3;
- Impact on the SNCI and SSSI;
- Impact upon the character of the Mudeford Sandbank Spit;
- Impact on Amenity enjoyed by adjacent beach huts;
- Access & Highways; and
- Waste Management issues;
- Other Environmental and Ecological considerations;

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

Policy context

52. 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 the...

Bournemouth Local Plan Core Strategy (2012)

CS1: NPPF and Sustainable Development
 CS2: Sustainable Homes and Premises
 CS3: Sustainable Energy and Heat
 CS4: Surface Water Flooding
 CS6: Delivering Sustainable Communities
 CS18: Increasing Opportunities for Cycling and Walking
 CS29: Protecting Tourism and Cultural Facilities
 CS34: Sites of Special Scientific Interest
 CS35: Nature and Geological Conservation Interests
 CS37: Green Belt CS38: Minimising Pollution
 CS39: Designated Heritage Assets
 CS41: Design Quality

Bournemouth District Wide Local Plan (2002)

3.20: Contamination
3.28: Flooding
4.25: Trees and Landscaping

Supplementary Planning Documents:

Sustainable Urban Drainage Systems (SUDS) – PGN
BCP Parking Standards – SPD

Bournemouth Borough Council ‘Seafront Strategy 2007’

The Seafront Strategy is a corporate policy adopted in 2022. It does not form part of the Statutory Development Plan but is a key Council objective. It supports investment and tourism enhancement and the following aims

1. Creating a more environmentally sustainable seafront;
2. Achieving reinvestment, economic regeneration and a sustainable product;
3. Delivering truly memorable customer experiences
4. Re-building the Beach House Café’ and
5. *‘Continue to manage the sandbank in a sustainable fashion, maintaining its current character and protecting the sensitive natural environment’*

Mudford Sandbank Management Plan April 2014 – March 2024

Planning Assessment

Presumption in favour of sustainable development

53. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
54. 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.”
55. The relevant sections of the NPPF for this assessment are,

Section 2 – Achieving sustainable development

Section 6 – Building a strong, competitive economy;

Section 8 – Promoting healthy and safe communities;

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 – Achieving well-designed spaces;

Section 13 - Protecting Green Belt land

Section 14 – Meeting the challenge of climate change, flooding and coastal change;

Section 15 – Conserving and enhancing the natural environment.

Principle of development

56. The principle of a customer serving beach café, restaurant, bar and tuckshop has been established on this site by way of previous historic operation (prior to the fire which destroyed the premises) and since that time through the granting of multiple planning permissions as set out in the planning history section above.
57. This proposal is very similar to the extant permission with the exception of minor changes including the removal of the permanent roof over the central part of the café; changes to the main entrance which is no longer enclosed; changes to the steps and ramped access, with a small increase in the length of the ramp amounting to 1.5sqm of additional structure; changes to the internal layout to accommodate the re-use of the containers and other minor changes. It should be noted the containers will not be discernible from the outside of the development as the proposed cladding will cover all elevations. The overall size and height and general appearance of the building is not proposed to increase or materially change.
58. The use of the site as a café/restaurant with ancillary take away offer is already established as lawful, and the proposal does not include any discernible increase or intensification and therefore is still considered acceptable.
59. The proposal would support tourism as set out in policy CS29 (Protecting Tourism and Cultural Facilities) and preserves the tourism use of the site. It is also in accordance with policy CS6 (Delivering Sustainable Communities) as it maintains a balance in development opportunities whilst enhancing key facilities.
60. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.

Impact on the Green Belt

61. The site falls within the designated Green Belt. Para 153 of the NPPF states that considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.
62. The site benefits from an extant permission (7-2021-11229-P) for an almost identical structure and therefore this forms a realistic and likely fallback position in planning terms. The permission expires on 22/12/2025.

63. The proposal would, as described and accepted in the previous application, remove unsightly clutter of dilapidated buildings from the rear of the café and replace them with a cohesive built form, of a scale and appearance more complementary and sensitive to the location. The proposal in terms of scale and massing and location would largely be screened from view from the wider Green Belt by the beach huts and have no material impact at all on the 'openness' of the Sandbank; the Spit; or Christchurch Harbour, beyond what has previously been approved or lawfully existed on the site.
64. The two minor changes within this proposal are the removal of the solid roof cladding in the central area of the cafe, which would have a slightly lesser impact on the openness of the greenbelt, and so can be found acceptable in this case.
65. The minor increase of the access ramp is limited to about 1.5sqm and is at very low level. This would not have any impact to the openness of the Greenbelt and could be argued to be di minimis in planning terms. The proposal does not cause any increased harm to the Green Belt in light of the extant permission.
66. As such, the proposal is considered 'appropriate development within the Green Belt' in accordance with Core Strategy Policy CS37 and in respect of para 153 of the NPPF and no consideration of any special circumstances is necessary.

Flood Risk

Tidal Flooding:

67. The site sits wholly within Flood Risk Zone 3a, where the highest risk to life from flood exists. The main sources of flooding are both fluvial from the River Stour; and tidal flooding from Christchurch Estuary and Christchurch Bay.
68. The proposed café restaurant would remain classified as a 'Less Vulnerable' use, the same as existing and previous development on the site and not require the submission of a (Flood Risk) Sequential Test (ST) to determine alternative sites. This was assessed under the previous application, and as the proposal is for a replacement building of a similar size and nature the requirement for a sequential test is not triggered. Similarly, as the replacement building does not alter the vulnerability of the use an exception test is also not required.
69. In this exposed location, the main risk to life related to the Flood Risk Zone would be from a surge flood or high winds carrying stones and flotsam, preventing staff and customer escape. Sufficient exits are proposed to satisfy Building Regulations (Fire Regulations) and as the building comprises a replacement commercial café with no living or sleeping accommodation, and no first floor, no alternative means of rooftop escape are proposed or required.
70. NPPF Paragraph 181 sets various tests relevant to at flood risk development and states that "when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment (FRA)". An FRA has been submitted.
71. Paragraph 181 continues: "Development should only be allowed in areas at risk of flooding where, in the light of this assessment it can be demonstrated that;
a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

72. In response to these elements.
73. a. the use comprises a 'Less Vulnerable' defined use, with no sleeping or residential functions. No elements of the use are more vulnerable than others, but lone working and premises opening should follow the advice issued by the Environment Agency weather warning service;
74. b. the FRA sets out mitigations to be incorporated into the build that would enable utilities and the fabric of the building to be protected, and the use recommence with minimal refurbishment; this has not changed since the previous application.
75. c. sufficient indicative information is currently supplied but conditions are proposed to govern this element properly;
76. d. the FRA sets out that residual risk can be safely managed; and
77. e. The Environment Agency has previously advised an escape plan but does not require it be conditioned, so an informative is proposed for attachment to the decision notice.
78. In a flooding or high lunar tide event access via Hengistbury head would be reliant upon specialist 4x4 vehicles. As lunar high tides are anticipated and because winds and surge floods in this location are only likely to occur with sufficient time to issue warnings the risk to life to staff and patrons of the café is lower than that of premises used for sleeping. Utilities, wiring and plumbing will need to follow the advice of the applicant's own FRA and incorporate high level outlets, emergency cut-offs, earthing and non-return valves.
79. Overnight sleeping is not permitted so there is unlikely to be any need for high level escape options to be designed into the building. It is recommended that a condition requires the implementation of the FRA mitigations on site and that these also require the operator to subscribe to the Environment Agency early warning Weather and Tide alert system and also consider displaying live weather warnings/flood risk on a television screen within a busy public area whenever customers are present on site or staff are working on site.
80. The Environment Agency assessed the revised submitted FRA and subject to a condition requiring the finished floor levels to be no less than 2.15m AOD and the mitigation methods set out in the FRA to be implemented. This was similar to the condition attached to the extant permission.

Floodwater Displacement:

81. The building mostly reuses the footprint of the existing building and collection of outbuildings and containers, whilst the rear service area between the storage and kitchen areas will be enclosed the area is typically used for open storage.
82. The Environment Agency have not raised a concern with regard to floodwater displacement caused by this small area of infill, and it is considered that the

enclosure of this space with permanent walls, rather than wooden gates will contain the cafes goods and items preventing them from floating away during a flood. The Environment Agency has previously advised that conditions to secure the finished floor levels and other mitigations set out in the FRA need to be attached to ensure compliance with the NPPF's requirements relative to Flood Risk.

Drainage / Waste Water:

83. Policies 3.28 and the later CS4 typically require the submission of a Sustainable Drainage System (SUDS) capable of ensuring that the level of surface water leaving the site is no greater than that prior to the development, and the quality of local water wherever possible is improved. Paragraph 182 of the NPPF makes a similar requirement.
84. The land is previously developed with an internal waste drainage system connected to the main sewer. Rainwater from roofs and surfaces drains into the sand as it previously did. The Flood Risk Assessment sets out a possible approach via condition that could be taken to resolve rainwater drainage issues - to which the Drainage Team and LLFA have raised no objections. A condition would therefore be needed on any approval to require a drainage and wastewater strategy to be submitted, approved and implemented in accordance with national and local guidance and policies. The condition will also need to ensure wastewater and toilets continue to discharge to the existing mains sewer, and rainwater into the adjacent ground. Non return valves should be fitted to all plumbing wastes in accordance with the FRA. Subject to suitable conditions to require the submission, approval and implementation of these details, the NPPF and local Policies 3.28 and CS4 would be satisfied.

Impact on character and appearance of the Mudeford Sandbank Spit Site of Nature Conservation Interest and SSSI

85. The site is located adjacent to a SSSI and within a Site of Nature Conservation Interest (SNCI); SZ19/031 Mudeford Spit, which is cited for its sand dunes and gravel with shingle foreshore. SNCIs are identified and selected for their local nature conservation value, acting as buffers, stepping-stones and ecological corridors for species between nationally and internationally designated wildlife sites. SNCIs often contain priority habitats and species listed under Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006.
86. Proposals comprise built form on the sandbank, occupying space used and operated as a café/restaurant for over 60 years. No encroachment is proposed into the harbour or across the beach outside the extant footprint area.
87. The Ecology officer has assessed the proposal and consider that the ecological report submitted in support of the application includes full assessment of the impacts of the proposal and subject to conditions adequately addresses the points of concern. In line with the previous approval, a demolition construction management plan is required, to ensure that any potential negative impacts during the construction phase are avoided.
88. DWT did not provide a response however previously raised no objection to the proposals, stating it unlikely that the development will have any adverse impacts upon the SNCI, SPA, SCA or Ramsar areas. In this instance no Russian Vine (*Fallopia baldschuanica*) was recorded in the site survey and the previous survey stated it was only found outside of the site. Russian Vine is an invasive species.

In this instance it will therefore be necessary to include a precautionary condition that if any Russian Vine is found on or near the site it is removed and that measures to prevent accidental spread are included.

89. The Council's Ecology officer comments that while there is no ideal foraging habitat on site, bats do still forage around buildings and published research shows the use of the adjacent beach and dunes habitat by bats. The bird and bat boxes proposed as biodiversity enhancements are welcomed. The Officer agrees that external lighting will need to be controlled by condition to prevent position on and direction or spill towards the beach or beach huts to prevent impact on bats.
90. Subject to the conditions set out above the development will satisfy the aims of local policies CS1, CS6, CS30, CS34, CS35; CS41, the Seafront Strategy 2007, the MSMP and also comply with the NPPF by contributing to, and enhancing, the natural and local environment by minimising impacts on, and providing net gains for biodiversity.

Impact on character and appearance of the Mudeford Sandbank Management Plan Area

91. The Mudeford Sandbank Management Plan [MSMP] (April 2014 – March 2024) (produced by the former East Dorset and Christchurch joint Council), sets out various objectives pertinent to development on and around the Mudeford Spit/Sandbank. Key objectives include the need to: "...identify priority areas to defend and improve the quality of Mudeford Sandbank... (B) To maintain the peaceful and tranquil character of Mudeford Sandbank; (D) To provide and maintain basic modern amenities in an environmentally sensitive way that do not impinge upon the character of the Sandbank; (F) To balance the needs of various uses...to ensure the site is sustainably managed and enjoyable for all.
92. The previous approved application 7-2022-11229-P concluded that the proposed replacement generally accorded with the MSMP and the current proposal is not significantly different. The main changes are minor and would not materially change this assessment. The current proposal is considered to comprise an acceptable arrangement of refreshment, eating and toilet/bathroom facilities and would represent some minor improvements to the scheme granted permission in 2022 and thus also considered to satisfy the aims (D) and (F) of the plan. The floorspace dedicated to sit down covers is not increasing and the proposed rationalisation of the space is unlikely to lead to any intensification of use that substantially alter the existing tranquil character of the Sandbank, satisfying aim (B) of the management plan.
93. The geography of the location and parking/vehicular/access restrictions already discourage mass-access to the Spit. The café and services offer is not increasing beyond the approved scheme and so is still found to be acceptable. The refreshments and food offered are beneficial to visitors and Beach Hut users of the Sandbank, without being a destination draw factor in their own right. The existing noise management plan associated with the temporary permission to date controls the number of events at the site to a reasonable level and this would continue
94. To accord with the MSMP, the new toilet facilities would need to be delivered in an environmentally sensitive way to prevent chemical discharge onto the sandspit. A condition will need to address this aspect.

95. The proposal would continue to generally satisfy the aims of the MSMP and the retention of the cafe in this prime visitor location would also accord with Policy CS29 which aims to protect and retain tourism and cultural facilities.

Impact on character and appearance

96. Core Strategy Policy CS6 requires good design principles for new buildings, regard for how spaces are treated and enhancement of features that contribute to an area's character and local distinctiveness. Policy CS41 requires good design and for proposals to enhance the quality of the local environs.
97. Mudeford Sandbank sits in exceptional coastal surroundings, with an outstanding open setting for characterful beach huts in a variety of designs and colours, which make up most of the buildings in the area. The Mudeford Quay conservation area includes a small part of the sandbank on the Bournemouth side of the water. Looking on site at the spacing to the conservation area (includes the Black House) from the application site (over 260m away) and bearing in mind the low scale development proposed, the Heritage Team have previously raised no concerns in respect of potential impact on the designated Heritage asset of the Conservation Area and the scheme has not materially changed in appearance other than to remove a section of the roof to become an open air structure. This change reduces the appearance of the bulk and mass of the proposal as only the pitched roof timber sub structure will be apparent in the central area of the scheme, which is a reduction in the scheme and a betterment in this instance.
98. The proposed building seeks to fit comfortably in the surrounding context of beach huts and low scale informal arrangement. The design and overall height and built form, footprint and layout are unchanged externally from the extant permission, with the exception of the ramp and stair layout to the south elevation, along with the substitution of a glass balustrade with a timber balustrade. These changes are considered minor and do not negatively impact the appearance of the scheme.
99. The materials and appearance of the proposal are unchanged from the extant permission. The proposed materials are silvered horizontal fibre cement cladding board for the walls and corrugated fibre cement sheets with a light grey tone for the roof, with the timber roof structure now being visible in the central section of the café. The materials are considered to be of high quality and would have a positive impact to the appearance of the area. The final details of these materials will be secured by way of condition to ensure there is no discernible diminishment of quality in the development and to ensure the specified products are appropriate to the coastal environment.
100. Overall, subject to the above-mentioned conditions, the proposal is considered to be acceptable in terms of design and appearance, in relation to Core Strategy Policies CS6, CS39 and CS41 and the aims of the MSMP.

Impact on Neighbouring Beach Hut Amenity

Noise

101. The Councils environmental health officer has assessed the application in relation to noise and odour. The application submitted proposes a construction of a permanent modular single storey café building to replace the temporary

shipping container setup currently in use. This is a revised scheme from the previously approved 2022 design.

102. The proposed development does not appear to intensify the site from what already exists in terms of scale, footprint or use. The use remains unchanged, a café serving beach hut occupants and visitors, no new uses or functions have been introduced and the internal layout appears mostly the same as the extant approval with no additional operational areas shown. A noise Impact assessment has been carried out by 24 Acoustics (Reference; R11056-1 Rev:1, dated 13th May 2025) to assess the potential noise and vibration impacts associated with the proposed café development.
103. During the peak season the current operations include a small number of events with live amplified live music. The operators propose to continue hosting events with live amplified music twice a week April to September and once a week October to March (weather dependant). Inherently noise will escape through the structure of the building due to its design and construction, especially through the open roof. However, given that the site has operated with two amplified music per week for the last two years without any substantiated complaints, providing sufficient measures are implemented and followed to control noise the impact to the surrounding sensitive receptors should be minimal. A suitably worded condition should be imposed to secure a noise management plan detailing the mitigation measures proposed to control music noise from the site.
104. In addition to the measures detailed in section 6.21 of the noise report, this plan should also include the following,
 - Frequency of events with live amplified music for entertainment purposes per week (Suggested 2 per week April to September and 1 per week October to March)
 - The time of the events (We would recommend amplified music is restricted between 10.00 and 21.00hrs)
 - Duration of music entertainment (no longer than 3hrs with a 15-30 min break)
 - Details of the sound system and noise limiter (detail noise levels set) installed, including locality and direction of speakers
 - Staff training and dispersal policy
 - Documented complaints procedure
 - Notification of events – ensure the events are either advertised publicly or provided to the beach hut occupants through newsletters/notice board
 - Provide beach hut users with a contact number of a person responsible during the events should they need to raise any concerns
 - Detail how noise from customers will be controlled, especially rowdy behaviour
 - Details of monitoring carried out during events with amplified live music to ensure it is not too loud, records kept of monitoring carried out throughout events and corrective action taken if necessary.
105. It is considered that noise from customers accessing and using the café areas is unlikely to significantly vary from the current noise environment. There doesn't

appear to be an intensification of the use and therefore any increase in customers is likely to be based on the season, weather and tourism.

Odour

106. A new kitchen extract system is proposed, as shown in the cross-section plan (PL209) the flue appears to exit the top of the building vertically and discharges horizontally to the east, directly towards neighbouring beach huts. It is not known what type of extraction system is required as this will depend on the type of cooking activities carried out. It is therefore necessary to include a condition securing a scheme of works for the control and dispersal of atmospheric emissions, in particular odours and fumes from the kitchen extraction system to minimise any adverse impact on neighbouring occupiers of the beach huts.

Lighting

107. It is understood that no external flood lighting will be installed at this site.

Overlooking, Privacy& Surveillance

108. This is a sensitive site in terms of the surrounding beach hut users in terms of privacy. The proposal ensures windows are avoided on the north and east elevations to aid privacy for the beach huts and this is unchanged from the extant permission. Ground floor overlooking is however beneficial for security, not only for the beach café but for the beach huts as well. This element of the design is the same as the previously approved scheme and therefore remains acceptable.

Local Shop

109. There is a separate enforcement investigation into the partial change of use of the existing Beach Shop into a hot food take-away. The requirement to provide a community shop for people who stay in the Beach Huts is a separate requirement of the licence to operate the café. The community 'shop' function is currently hosted within the Beach Shop and sales office opposite the café despite the potential additional operation as a hot food take away. This is the subject of ongoing planning enforcement investigations.
110. The proposal is to dedicate 20sqm of space within the main building to a shop and take away collection point. This will replace the 16sqm lost to the fire, however, this amended scheme apportions some additional internal space to the shop area to service an element of take away provision. The shop and takeaway provision are to be ancillary to the main function of the development as a cafe. This is unchanged the extant permission.

Take-away Provision

111. Some objections relate to the current temporary operation at the site having too greater take-away offer, and that it results in the patrons littering nearby. The submitted proposal does not seek to offer any more take-away provision than was previously approved. The proposed development will rationalise and improve the way the site is managed, thereby reducing any impacts from the current temporary use of the site which has been more ad hoc in nature.

112. Subject to conditions to address extraction, noise management, live and amplified music and hours of opening, there would be no additional detriment to neighbouring beach hut users in terms of noise or odours beyond the impacts previously considered acceptable and the proposal would respect the amenities of neighbouring beach hut users and the needs of local biodiversity as required by policies CS30 and CS41 of the Adopted Core Strategy.

Highway Safety

113. Core Strategy Policy CS6 seeks to deliver sustainable communities. Policy CS16 sets out parking standards, as amended by the recently approved BCP Parking Standards SPD (Jan 2021). Policy CS17 encourages greener vehicle technologies and Policy CS18 advocates support for development that increases opportunities for cycling and walking.
114. Access to the site can be obtained via public ferries (during the season), land-train and cycle but is predominantly by foot. There is no motorised vehicle access for the general public, who are able to park vehicles at the Hengistbury Head Car Park. From there, pedestrian and cycle access is possible via an unadopted road (not maintained as a public highway).
115. Vehicular access is only available to Beach Hut users, wanting to visit or take goods to/from their respective huts, the café operator and Council vehicles, including refuse and delivery vehicles have access, and there is no public vehicular access.
116. Aside from deliveries, only sustainable modes of transport such as walking, cycling, horse riding, sailing, will continue to provide access to/from the Café.
117. The proposal does not increase the capacity of the café beyond the extant proposal and there has been no material change in policy in this regard, therefore this element remains acceptable. The development is therefore not considered to adversely affect the 'highway' in such an isolated location, where there is no actual public vehicular access, and as such would be in accordance with Policy CS18.

Cycle Parking:

118. Table 17 – Class E: Restaurant and Cafes of the BCP Parking Standards SPD (2021) indicates that the new café requires cycle parking at a ratio of 1.5 spaces/100m². The proposed 410m² of floorspace generates a parking demand of 7 cycle spaces. The proposal includes 8no. spaces in a safely overlooked and convenient location near the entrance. A suitably worded condition should be applied to ensure these are installed prior to first use and maintained in usable condition in perpetuity.

Car Parking

119. There are no changes proposed to the parking provision or layout of the two existing 'staff' parking spaces at the replacement café. Given that vehicle access to the site for the general public is not permitted this proposal is not considered to result in displaced parking. The existing provision of visitor parking at Hengistbury Head for walking or cycling visitors and public car parks are located at both Christchurch and Mudeford Quays for ferry users.

Servicing

120. No alterations to the approved servicing arrangements are proposed. Owing to the de minimis increase in restaurant capacity, compared with the existing operation, the servicing of this site, including waste collection arrangements, will continue as per existing and will not result in a significant increase in trip frequency, as per the approved scheme. A Refuse Management Plan and a Construction Management Plan are required via condition along with compliance conditions relating to cycle and vehicle parking.

Waste

121. A new designated waste & recycling storage area for cafe use only has been relocated to the rear of the community coffee shop replacing a BCP shed. The waste storage element of the proposal is unchanged from the extant permission and subject to the submission, approval and instatement of the aforementioned Waste Management Plan prior to first occupation, this aspect is considered acceptable.
122. Subject to the conditions to secure delivery of cycle parking and a waste management plan, the proposal would satisfy the highway user safety and sustainable development aims of Core Strategy Policies CS6, CS16, CS18 and the aims of the BCP Parking Standards SPD (Jan 2021).

Climate Change Mitigation

123. BCP and the Government have declared a climate emergency. Policy CS2 seeks to secure the use of green technology in new developments. In response to this:
124. 8no, cycle parking spaces are proposed in a well overlooked location with easy access for users. Conditions can secure delivery.
125. A 42sqm and 11sqm expanse of roof to the rear of the building is proposed to be fitted with a green/living roof with pebble edging to prevent wind uplift. This will assist in slowing the run off from the rear part of the building's roof. Details can be conditioned to secure appearance and delivery.
126. Upon the ridged roofs, 16no. solar PV panels are proposed on the southern faces to generate electricity and reduce reliance upon the national grid. Details can be conditioned to secure appearance and delivery; and
127. The applicant has indicated their intention to transition their deliveries over to an electric vehicle at a future date in the short term. This is not an element that can be conditioned but this approach is welcomed.
128. The reuse of the shipping containers within the structure of the proposal is positive.
129. The above matters will assist the development in offsetting the impacts of its carbon footprint. No sustainability details are given in respect of construction materials so an informative is suggested. As the proposal comprises a non-residential development, no payments towards Heathland Protection or New Forest SAMMs are required for this development.

Landscaping

130. The proposed green roof is positive and should be conditioned to secure delivery and implementation. The proposed site plan and the Design and Access Statement shows some potential landscaping at the front and rear of the building and the floor plan describes

“Perimeter dune grasses to promote stability”. A perimeter of marram grass would have several benefits including softening the edge of the building, but the planting shown would all sit outside of the red line of the site and would require Grampian style planning conditions, this is to be included in the Biodiversity Enhancement condition as previously approved.

131. Subject to a condition to secure the green roof and appropriate planting the proposal would satisfy Policy 4.25 of the Bournemouth District Wide Local Plan and Policy CS41 of the Core Strategy.

Contamination

132. The previous application included a condition for a watching brief for land contamination, and while the Council are not aware of any contamination on the site it would be reasonable to include this condition again.

Biodiversity Net Gain

133. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of ‘duty to conserve biodiversity’ states “every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”
134. The NPPF at chapter 15 ‘conserving and enhancing the natural environment’ sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. Local Plan at Policy CS30 promotes enriching biodiversity.
135. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (“the biodiversity gain condition”) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan
136. A Biodiversity Metric and Biodiversity Net Gain Assessment has been submitted with the application. The metric demonstrates that 10% BNG will occur, but that the trading rules cannot be satisfied due the loss of littoral sand which cannot be replaced on site. Littoral sand is a medium distinctiveness habitat, and credits or units will need to be purchased to satisfy the trading rules. There will be a shortfall of 0.01 Habitat Units and this will need to be purchased to satisfy the trading rules.
137. As no further gain that can be counted towards the 10% can be provided within the site of as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.
138. Therefore, proposal can be made acceptable and in accordance with the relevant legislation and Policy CS30 in the Local Plan by way of a mixture of retention and enhancement and purchasing units or credits.

Summary

139. As set out above it is considered that the proposal;
140. is similar to the extant permission and is acceptable in its siting, scale, height, and general massing. There would be no discernible impact upon the openness of the Green Belt or the setting and character of the Muddeford Sandbank area;
141. has been designed to address flood risk and will not add to flooding issues in the area;
142. retains an attractive external design, including its ridged roofs and indicative materials that would successfully and sympathetically relate to the setting and character of the adjacent beach huts;
143. retains an appropriate recreational and leisure use, in accordance with policy and the objectives of the Muddeford Spit Management Plan;
144. will be sufficiently controlled by conditions in respect of odour, noise, music and opening hours,
145. has a practical internal layout, better circulation space and well positioned windows, doors and decked areas, to enable a quicker turnaround for passing trade, with less opportunity for queue flow conflicts,
146. provides a newer electrical substation;
147. provides ecological gain with additional bird boxes, green roof and native planting for example and as such will not be detrimental to the designated EU sites, SSSI, Nature Reserve, or SNCI;
148. is acceptable in highway terms, with members of the Public only being able to access Muddeford Spit by walking, cycling, horse riding or boat/ferry
149. satisfactorily addresses sustainability aims through the inclusion of a green roof and installation of solar panels to partly power the building; and
150. is capable of satisfying the Biodiversity Net Gain requirements subject to satisfactory receipt of a Biodiversity Gain Plan.

Planning Balance/Conclusion

151. This proposed development will create a modern replacement facility that is fit-for-purpose to the needs of the local and visitor community. It will be an accessible café with ancillary shop and takeaway service. It will use sustainable building techniques; incorporating suitable flood resilience, noise control measures and biodiversity enhancements.
152. The visual benefits would continue to be positive, by redeveloping the site and tidily encompassing the development within an attractive built form that would be far more in keeping with the sensitive local environment.
153. The proposal continues to offer improved facilities to customers and staff and subject to the applied conditions improved amenity to controls for local beach hut users.
154. Having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan; would not materially harm the openness of the Green Belt, SSSI, or the

Site of Nature Conservation Interest; and would be acceptable in terms of traffic safety, design and appearance, amenity impact and biodiversity enhancement and net gain.

Recommendation

Grant with the following conditions:

Conditions/Reasons:

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall only be carried out in accordance with the following approved plans and documents:

PL201, PL202, PL203, PL204, PL205 rev B, PL206 rev C, PL207 rev B, PL208 rev B, PL209 rev B, PL210, PL211, PL212, PL213, PL214, PL215, PL216, PL217, Mudeford Spit PEA 15.05.25, STM - FRA & Drainage, Mudeford Spit Cafe - Noise Impact Assessment by 24 Acoustic 13.05.2025, Mudeford Spit BNG by Pro Vision 14.05.25

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

3. No development shall take place, including any demolition works, until a construction management plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide for:
24 hour emergency contact number;
Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
Locations for loading/unloading and storage of plant, waste and construction materials;
Measures to protect vulnerable road users (cyclists and pedestrians)
Any necessary temporary traffic management measures;
Arrangements for turning vehicles;
Arrangements to receive abnormal loads or unusually large vehicles;
Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses;
Dust suppression measures;
Control measures to prevent chemical/fuel and other liquid contaminant run-off from construction into nearby waters;
A noise / vibration assessment (see note 1);
A Construction Method Statement (CMS) detailing precautionary measures and working methods to ensure that any potential negative impacts on the designated Mudeford Spit SNCI, Christchurch Harbour SSSI and Solent and Dorset Coast SPA during the construction phase are avoided (see note 2); and
Arrangements for disposal of other waste during construction.
Note 1: The noise and vibration assessment should be based on British Standard 5225 – Part 1 and 2: 2009. The report shall provide details in relation to;
a) the existing background noise climate in and around the surrounding area;
b) the resultant noise levels from the proposed demolition and construction works;
c) any proposed mitigation measures to minimise the impact;

d) an indication of noisy works likely to be audible beyond the site boundary.

Note 2: The Construction Method Statement in respect of wildlife and habitat protection (on the designated Mudeford Spit SNCI, Christchurch Harbour SSSI and Solent and Dorset Coast SPA) shall include details of vehicular access, working footprint, storage of materials and hazardous substances, control of dust and liquid run-off and noise and lighting control measures to avoid temporary impacts on wildlife and the during construction.

All components of the approved Demolition & Construction Management Plan shall be implemented and adhered to in full throughout the demolition and construction period.

Reason: These details are required in advance of demolition and commencement in order to safeguard the daytime amenity of occupiers of adjoining and nearby beach huts and in the interest of pedestrian and highway safety, and with regard for biodiversity in accordance with Policies CS14, CS30 CS38 and CS41 of the Bournemouth Core Strategy (2012).

4. No part of the development hereby permitted shall be occupied until surface water drainage works incorporating the disposal of such surface water by way of a sustainable drainage system have been fully provided in accordance with details that shall first have been submitted to and approved in writing by the local planning authority, such details to include:
- (a) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - (b) a management and maintenance plan for the lifetime of the development which shall include details of any arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime; and
 - (c) a timetable for implementation.

The surface water drainage works shall thereafter at all times be management and maintained in accordance with the approved details. The drainage works shall be completed in accordance with approved details in accordance the agreed timetable (c).

Reason: These details are required in advance of commencement in order to provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Core Strategy (2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

5. No part of the development hereby permitted shall be occupied until details of how foul water is to be disposed of from site have been fully provided in accordance with details that shall first have been submitted to and approved in writing by the local planning authority, such details to include:
- a) confirmation that foul water and toilets will discharge into the mains sewer system;
 - b) drawings locating the sewer, showing site sections and fall ratio and the manner of connection from the site, with details of any non-return valves and flood prevention systems to be utilised;
 - c) a copy of advice received from Wessex Water (or any statutory Water/Sewerage Undertaker replacing them)
 - d) confirmation that an Environment Agency discharge permit is required or that the installation meets the exemption;
- The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order to protect the environmental amenities of the immediate locality and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS38 and CS41 of the Bournemouth Core Strategy (2012).

6. Prior to the first use hereby permitted, a Noise Management Plan (NMP) specifically addressing entertainment and people generated noise shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall be reviewed and updated to periodically, particularly in response to complaints or changes in operations. In addition to the measures detailed in section 6.21 of the noise report, this plan should also include the following (not an exhaustive list);
- Frequency of events with live amplified music for entertainment purposes per week (Suggested 2 per week April to September and 1 per week October to March)
 - The time of the events (We would recommend amplified music is restricted between 10.00 and 21.00hrs)
 - Duration of music entertainment (no longer than 3hrs with a 15-30 min break)
 - Details of the sound system and noise limiter (detail noise levels set) installed, including locality and direction of speakers
 - Staff training and dispersal policy
 - Documented complaints procedure
 - Notification of events – ensure the events are either advertised publicly or provided to the beach hut occupants through newsletters/notice board
 - Provide beach hut users with a contact number of a person responsible during the events should they need to raise any concerns
 - Detail how noise from customers will be controlled, especially rowdy behaviour
 - Details of monitoring carried out during events with amplified live music to ensure it is not too loud, records kept of monitoring carried out throughout events and corrective action taken if necessary
- The approved Noise Management Plan shall be implemented in full prior to the commencement of the use and shall be adhered to at all times thereafter.

Reason: These details are required in advance of commencement in order that noise levels can be controlled to safeguard the amenities of nearby beach hut users, to protect the environmental amenities of the immediate locality and in accordance with Policies CS38 and CS41 of the Bournemouth Core Strategy (2012).

7. The development shall be carried out in accordance with the submitted flood risk assessment (written by STM environmental, dated 12/09/2025) and the following mitigation measures it details:
- The finished floor level of the proposed replacement cafe shall be set no lower than 2.15 metres above Ordnance Datum (AOD)
- These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

8. The development shall be carried out in accordance with the submitted flood risk assessment (dated 15/05/2025, Ref: SWDS - 2025 - 00007 version 1.0) and the mitigation measures it details. The mitigation measures detailed within it shall be fully implemented prior to first use of any part of the cafe hereby approved and be retained and maintained in full working order thereafter throughout the lifetime of the development.

Reason: In order to protect the environmental amenities of the immediate locality and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies CS38 and CS41 of the Bournemouth Core Strategy (2012).

10. Prior to the erection of any above ground superstructure, details of the proposed finish exterior materials to be applied to glazing, walls, roof areas, decked and other external flooring including any colour finish and texture shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved materials.
The details shall include information that does not conflict with the details required by conditions governing the delivery of the green roof and PV panels.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Core Strategy (2012)

11. Notwithstanding any details contained in any documents submitted in connection with the development hereby permitted, prior to the construction of any part of the development hereby permitted above base course level there shall be submitted to and approved in writing by the local planning authority details as to the number, design and, type of the proposed photo-voltaic solar panels to be provided as part of the development hereby permitted. Prior to the first use of any part of the development hereby permitted, the photo-voltaic solar panels shall be fully provided in accordance with the approved details and shall at all times thereafter be retained and maintained in working order.

Reason: To ensure a satisfactory visual relationship with the new and surrounding development in accordance with Policy CS41 of the Bournemouth Core Strategy (2012).

12. Within 4 months of the date of commencement of the development:
a) Scaled drawn plans of the bin store approved in the location indicated on plan nos. 201004/PL01 Rev A and 201004/PL05 Rev A shall be submitted in writing to the LPA for approval. (details shall include proposed elevations, plans, layouts, door and roof details, finish materials, security arrangements and lighting);
And,
Prior to the first use of any part of the development hereby permitted, the following information shall be submitted in writing to the Local Planning Authority for approval:
b) Servicing Management Plan, incorporating a Commercial Waste Management Plan (CWMP). The CWMP shall include details of an agreed commercial waste agreement to collect the types refuse generated by the business activity, together with details of frequency, likely vehicle and general arrangements in respect of the management of bins to ensure they will not be stored in the open or at the collection point apart from on the day of collection as augmented when part (a) of this condition is approved.
No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. Once approved, the details shall be implemented on site when the commercial use hereby permitted recommences.
The approved details within sections (a) and (b) shall remain operative and the bin stores accessible to staff at all times while the building is in use.

Reason: To ensure that the business meets its duty under Environmental Protection Act 1990 (section34) to have suitable commercial waste agreement in place; to ensure the safe servicing and collection of waste so as not to impact negatively on local highway capacity or safety and in the interests of visual amenity, with regard for Policy CS41 of the Bournemouth Core Strategy (2012).

13. No development shall commence on site until a scheme of works for the control and dispersal of atmospheric emissions, and in particular odours and fumes from the kitchen extraction system has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working condition at all times thereafter. In discharging this condition we recommend the applicant ensures that the ventilation system discharges vertically at a height of at least 1m above the height of any nearby sensitive buildings or uses and not less than 1m above the eaves. We would also recommend the applicant consults EMAQ ref "Control of odour and noise from commercial kitchen exhaust systems" (Gibson, 2018)

Reason: In order to safeguard the amenity of adjoining properties and to protect the environmental amenities of the immediate locality and in accordance with Policies CS38 and CS41 of the Bournemouth Core Strategy (2012).

14. No part of the development hereby permitted shall be open to the public on any day of the week outside the hours of 08:00 to 23:00. When open to the public the retractable roof canopy (over the seating area at front (west)) of the building hereby approved, shall not be open until 10.00 hours daily.

Reason: To safeguard the amenities of occupants of the adjacent beach huts and in the absence of viable public transport or lit walking options, to limit the noise and safety impacts of associated with the late night departure of staff and patrons of the commercial use from the Sandbank, and in accordance with Policies CS38 and CS41 of the Bournemouth Core Strategy (2012).

15. The premises hereby permitted shall be used for purposes comprising a café/restaurant, within Class E(b) to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) only and for no other purpose including solely as a café/restaurant (Use Class E(b)). The takeaway function of the premises shall remain ancillary to the main eating area and not become the predominant use without the further specific grant of planning permission for any such change of use.

Reason: To ensure that the building continues to be used for community purposes in accordance with Policy CS12 of the Bournemouth Core Strategy (2012).

16. Prior to the first use of any part of the development hereby permitted;
- a) the cycle parking stands shall be constructed, laid out and demarcated in accordance with the details on approved drawing no PL205 Rev B, utilising coated or stainless steel cycle stands (or a similar theft-proof corrosion-proof material) to limit the effect of sea air corrosion; and
 - b) the vehicle parking spaces for deliveries and turning areas shall be constructed, laid out and demarcated in accordance with the hereby approved plans;
- Thereafter, these provisions (a) and (b) shall be retained and made available for these purposes.

Reason: To ensure the proper construction of the parking facilities, in the interests of highways safety, and to encourage the use of sustainable transport modes in accordance with Policies CS14, CS16, CS17 of the Bournemouth Core Strategy (2012) and the BCP Parking Standards SPD (2021).

17. Prior to the first use of any part of the development hereby permitted, the biodiversity Biodiversity recommendations set out within section 5 the Mudeford Spit Preliminary Ecological Appraisal (8817 version 01, by Pro Vision, dated May 2025) (henceforth referred to as 'the approved Ecology Report') shall be implemented in full on site and maintained as such. The enhancements must be installed no later than the end of the first planting season following substantial completion of the development hereby permitted or the first use of any part of it, whichever is the sooner. Any plant found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with one of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.
- a) Additional details of the location of bat brick/boxes, planting and technical details of the the living/green roof, and details of the perimeter sandbank grasses are to be submitted to the LPA for agreement in writing.
 - b) A confirmatory submission in writing to the LPA must evidence that an ecological consultant has visited the application site shown on approved drawings, in person; with written and photographic confirmation that the approved enhancements have been installed in full on this site.

Reason: compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and policy CS30 "enriches biodiversity and wildlife habitat"

18. Lighting must be compliant with section 5.7 Mudeford Spit Preliminary Ecological Appraisal' by Pro Vision, that is complies with ILP (2023) Guidance note 8/23 Bats and Artificial Lighting at Night.

Reason: compliance with National Planning Policy Framework (2024) paragraph 8 "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution" and NPPF paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and "d) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution"

19. In the event that any contamination that has not previously been reported to the local planning authority as part of the planning application to which this permission relates is found during the implementation of the development hereby permitted then this shall be reported without any unreasonable delay (and in any event within 2 working days) to the local planning authority and work on any part of the application site that might be affected shall be suspended immediately and shall not recommence save to the extent as is necessary for the purposes of compliance with this condition until a risk assessment has been carried out, submitted to and approved in writing by the local planning authority and either:
- (a) the local planning authority has confirmed in writing that work can recommence without any further action; or
 - (b) (i) detailed remediation scheme(s) in relating to that identified contamination which include:
 - (A) an appraisal of remediation options;
 - (B) identification of the preferred option(s);
 - (C) the proposed remediation objectives and remediation criteria;
 - (D) a description and programme of the works to be undertaken; and

(E) a verification plan which sets out the measures that will be undertaken to confirm that the approved remediation scheme has achieved its objectives and remediation criteria; have been submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved scheme(s);

(ii) verification report(s) which identify the results of the verification plan and confirms whether all the contamination objectives and remediation criteria set out in the relevant approved remediation scheme(s) have been met have been submitted to and approved in writing by the local planning authority; and

(iii) there has been submitted to and approved in writing by the local planning authority a verification report which confirms that all the objectives and remediation criteria of the approved remediation scheme to which it relates have been met.

The assessments, schemes, plans and reports required for the purposes of this condition shall only be undertaken by a person whose qualifications and experience have been previously submitted to and approved in writing by the local planning authority provided that the local planning authority will not withhold consent of any person unless it is considered that the person is not suitably qualified or experienced for the carrying out of such activities.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with best practice and with Policy 3.20 of the Bournemouth District Wide Local Plan (2002).

20. If Russian Vine (*Fallopia baldschuanica*) is found at any point leading up to or during the construction phase a Method Statement detailing the removal of Russian Vine species on the application site must be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall provide details of the intended method of identification; removal process; onward processing from the site; and an on-going process for monitoring its resurgence on site, and a timetable for undertaking the different details.

Reason: To ensure the development enhances the natural and local environment by providing net gains for biodiversity in accordance with Policy CS30 of the Bournemouth Core Strategy (2012).

Informatives:

1. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The application was acceptable with a few minor amendments and additional information which was communicated to the applicant/agent.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain

condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this application is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply

3. INFORMATIVE NOTE: To ensure the design excellence translates from approved plans to finished building, visually compatible exterior finish materials should be high quality, long lasting and robust in this seaside location.
4. INFORMATIVE NOTE: The applicant/operator of the café should work with the Council (being the landlord) to secure an agreed approach to planting out the sandbank grasses in accordance with the requirements of condition 17a.
5. INFORMATIVE NOTE: If bats are found during demolition, all work shall cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist shall be employed to address situation and Natural England and the LPA contacted.
6. INFORMATIVE NOTE: The site is within the extreme still water tidal floodplain of Christchurch Harbour and Christchurch Bay and would also be subject to wave impact from Christchurch Bay. The present day 1 in 200 year predicted still water flood level for this area is 2.01mAOD, and with the impact of climate change over a 75-100 year lifetime, this level would increase to 2.73mAOD-3.02mAOD respectively (using the most recent Higher Central climate change allowances set out within gov.uk).
You are advised to consider your responsibility with regards safe access/egress and emergency evacuation. If the design flood event were to occur, safe access and egress would be prevented, and significant flooding would occur within the café and surrounding area. The FRA sets out possible flood depths within the café area.
Bearing in mind this is an existing café business, a replacement café would not necessarily increase the existing risk at the site. It is however for you to decide whether, in the absence of safe access and egress, the risk to the users of the development can be mitigated by alternative means i.e. a flood warning and evacuation plan as there appears to be no safe refuge. In coming to a decision on the proposed development, you should therefore give careful consideration, in consultation with relevant specialists, to the mitigation measures proposed.
Specifically, consideration should be given to whether or not a flood response plan would enable users of the development to avoid the flood hazards identified.
The Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users.
7. INFORMATIVE NOTE: In addition to the operator or cafe manager subscribing to the Environment Agency early warning alert system in accordance with condition 7 it is also suggested that consideration be given to displaying live weather warnings heat/wind/flood risk on a display screen within a busy public area of the café whenever staff or customers are present on site. Risk Assessments should probably be undertaken in the event of lone working by staff outside normal opening hours with regards to flood risk but this related to HSE legislation, not administered by the Council.

8. **INFORMATIVE NOTE:** The grant of planning permission does not remove the separate legal requirements for the safe removal and disposal of asbestos during demolition which are subject to separate Environmental Health legislation and related controls outside the planning system.

Background Documents:

P/25/01461/FUL

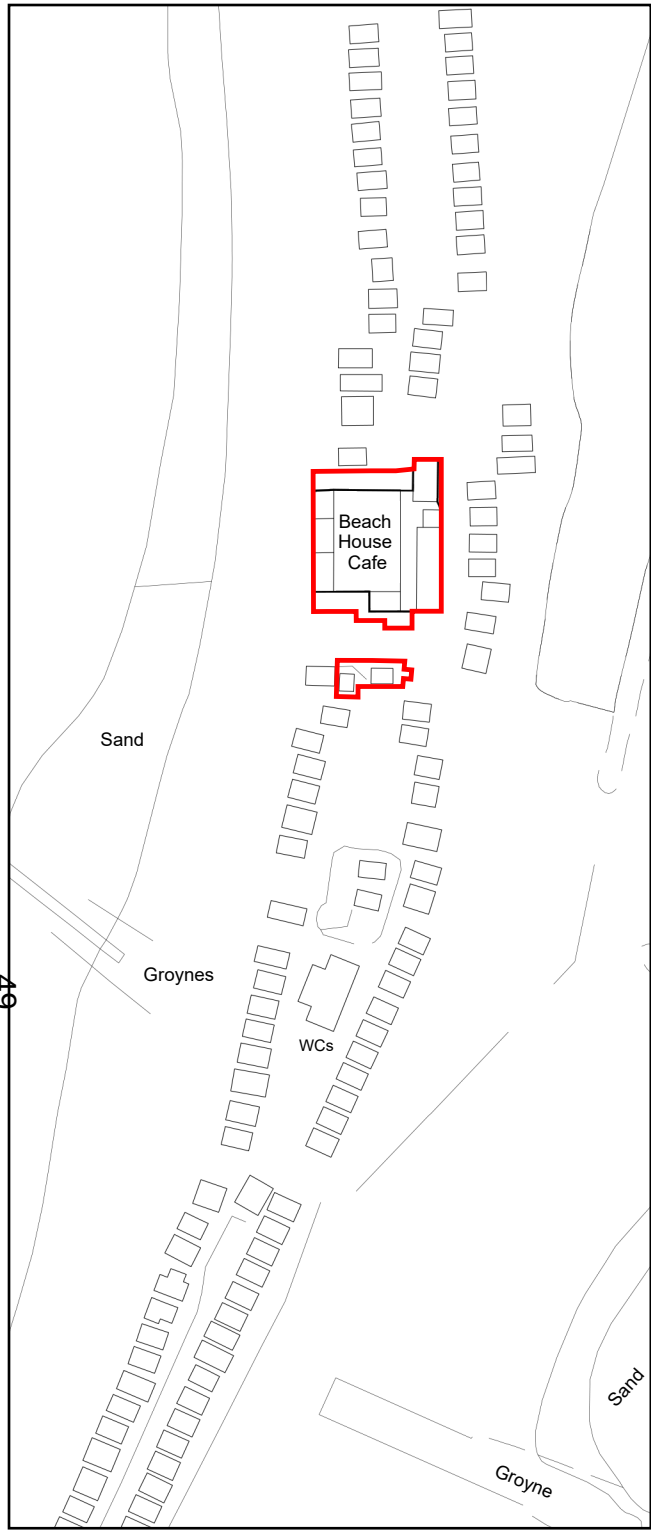
Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

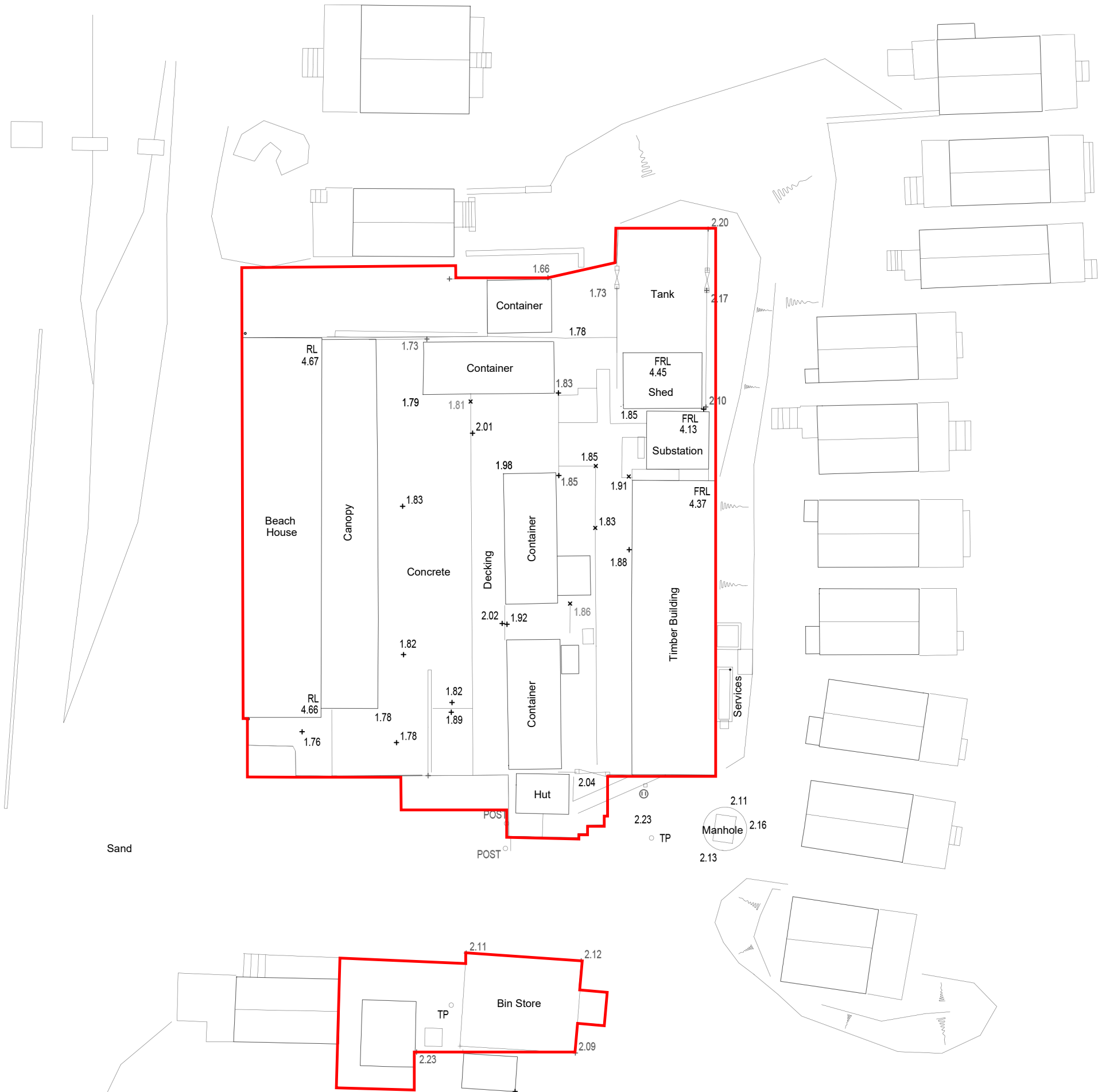
This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

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Existing Location Site Plan
1:1250



Existing Site Plan
1:200

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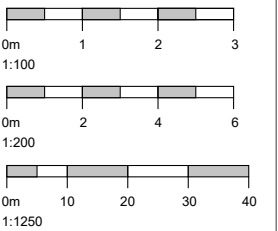
DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND
MANAGEMENT) REGULATIONS 2007

Building Products and Construction Execution
Hazards

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Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater

Drawing Title: Existing Site & Location
Plans

Job No: 201004

Drawn: AR/RM

Date: 28.02.2025

Scale: As Indicated @ A3

Drawing No: PL201

Rev:

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Proposed Site Plan
1:200



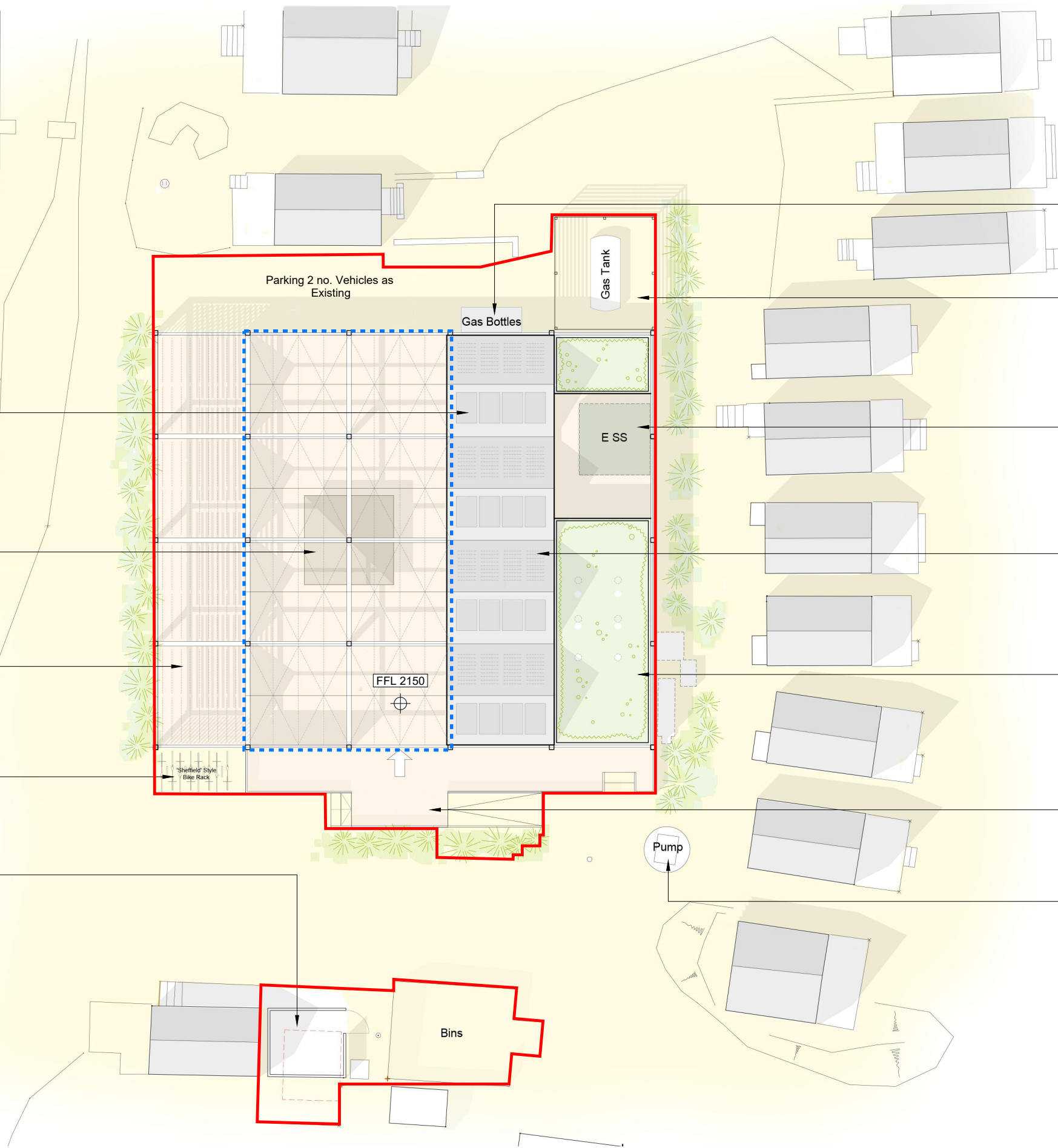
Solar Panels :
Inset South facing photovoltaic array
to harness renewable solar energy
and offset power consumption

Central Servery :
Centralised sheltered welcome / order
point and servery

External Deck Area to West :
Lightweight frame structure over
decking area provides fixing position
for solar shading and privacy louvres to
the sides of the external seating area

Bicycle Storage :
Galvanised 'Sheffield' style bike rack
for 8 no. bikes

Commercial Bin Store :
New designated waste &
recycling coral for cafe use only
Relocate existing shed subject to
BCP arrangement



Gas Bottle Cage:
Hot dipped galvanised HSE
compliant gas bottle cage
against non-combustible
external wall finish

Gas Tank:
New open gas tank enclosure to
match building finish | Final
specification subject to building
regulation compliance

Substation:
Electric substation retained
and integrated within new
building footprint | Final
specification subject to building
regulation compliance

Extraction:
Extraction units concealed
within ventilated roof void of
pitched roofs

Living Roof:
Living roof planted with low-
growing indigenous plant
species to single storey roof.
Provide pebble edge detail to
prevent wind uplift

Access:
All inclusive access to new
building through ramp and
ambulant disabled steps

Existing drainage
pump manhole

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HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

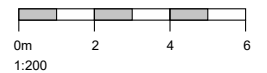
Building Products and Construction Execution Hazards

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AREA COVERED BY TEMPORARY
WINTER SEASON COVERING



Rev	Notes	Date
A	FFL FRA Comments	09.07.25
B	Planning Comments	04.08.25

Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater
Drawing Title: Proposed Site Plan

Job No: 201004
Drawn: AR/RM
Date: 23.04.25
Scale: As Indicated @ A3

Drawing No: PL205
Rev: B

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Key Design Principles

A simple and recognisable form, modest in scale, presenting a clear and uncluttered building for all users to enjoy

- *Accessible for all
- *Building with a clear identity and sense of place
- *Recognisable form harmonises with setting and character of site
- *Unified and uncluttered visual appearance
- *Facing materials will be robust and low maintenance
- *Lightweight and modular construction
- *Minimise physical and environmental impact
- *Harness solar energy and natural daylight
- *Enhanced privacy and outlook for nearby beach hut residents
- *Perimeter dune grasses to promote stability and living roof to encourage wildlife

Positive asset for all visitors

Typical Construction

A modular building from pre made components, constructed off site to minimise time, noise, cost and construction traffic

- *Pre cast concrete piles with modular galvanised steel frame set over
- *Modular wall and roof panels around shipping container modules
- *Non combustible, pre weathered materials
- *Robust roofing material and rainwater goods

Proposed Floor Plan
1:100



Non-combustible gas bottle storage cage, subject to Building Regulations Compliance

Open roof over non-combustible gas tank enclosure, subject to building regulation compliance

North and East exterior walls and kitchen walls to have increased acoustic insulation

Non-combustible electric sub station enclosure, subject to Building Regulations Compliance

Main structure to be shipping containers, built to sustain harsh coastal environments

All electrical points / sockets to be installed above 3300mm AOD | Drainage points installed within structure to drain internal spaces in the event of flooding

Existing electric pump equipment to be retained in position and screened by grasses

Top hung canopy to shop opening on hydraulic rod hinges

1:15 Slope inclusive access ramp

Existing drainage pump manhole

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DESIGNERS RISK ASSESSMENT: HEALTH AND SAFETY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

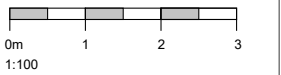
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AREA COVERED BY TEMPORARY WINTER SEASON COVERING



Rev	Notes	Date
A	FFL FRA Comments	09.07.25
B	WC Arrangement	24.05.25
C	Planning Comments	04.08.25

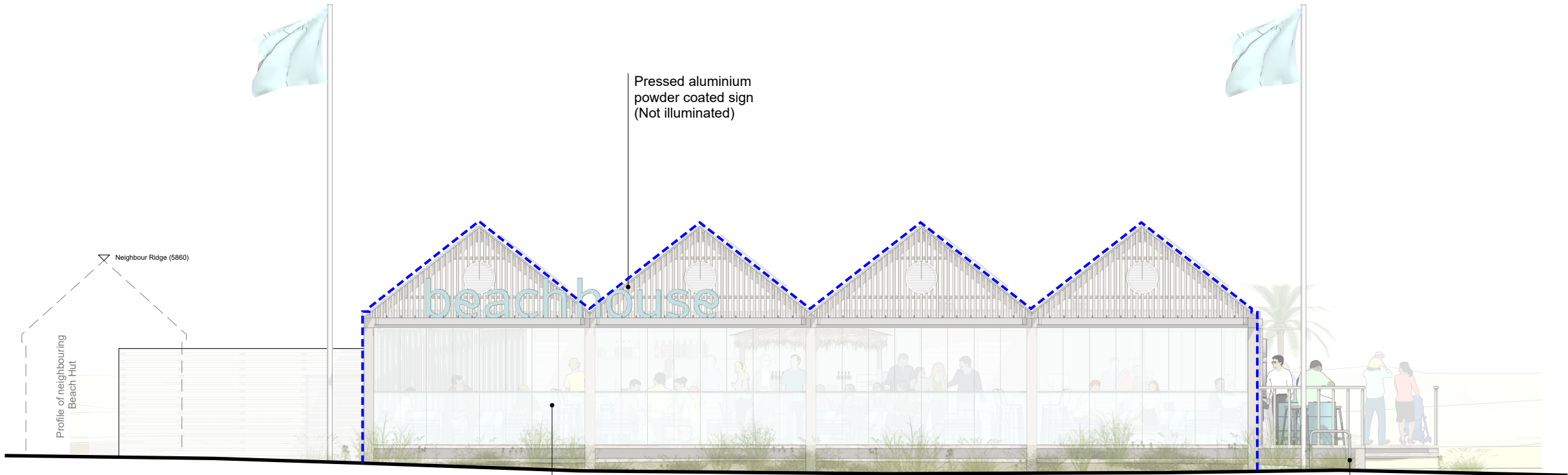
Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater
Drawing Title: Proposed Floor Plan

Job No: 201004
Drawn: AR/RM
Date: 23.04.25
Scale: As Indicated @ A3

Drawing No: PL206
Rev: C

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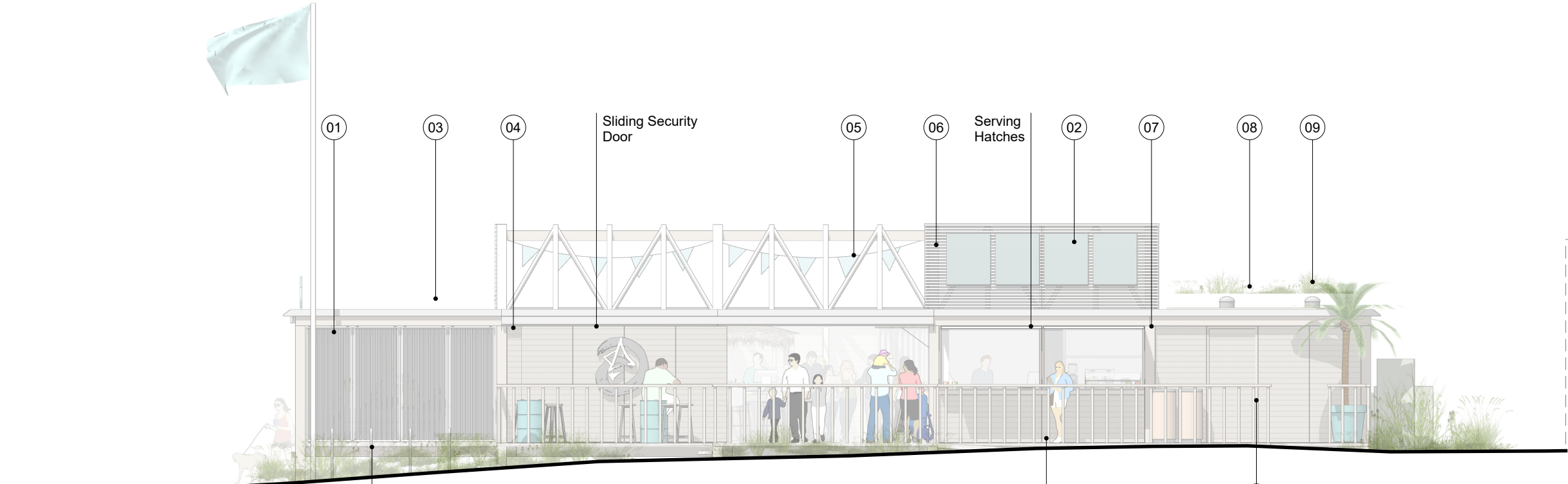


Proposed West Elevation
1:100

Retractable upper glazing |
Fixed lower glazed screens

New galvanised 'Sheffield'
style bicycle rack

- ▽ Ridge 4550 (6680)
- ▽ US Beam 2400 (4550)
- ▽ FFL (2150)
Existing FFL / FRA Guide (2010)
- ▽ GL Varies
- ▽ 000



Proposed South Elevation
1:100

New galvanised 'Sheffield'
style bicycle rack

Inclusive access ramp 1:15

10

- ▽ Ridge 4550 (6680)
- ▽ US Beam 2400 (4550)
- Profile of neighbouring
Beach Hut
- ▽ FFL (2150)
Existing FFL / FRA Guide (2010)
- ▽ GL Varies
- ▽ 000

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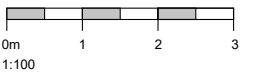
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Materials

- 01 PPC aluminium fixed angle privacy fins mid grey colour
- 02 PV panels matt finish
- 03 PPC aluminium rainwater goods mid grey colour
- 04 Fibre cementitious cladding strips silver oak colour
- 05 Expressed open timber roof skeleton
- 06 Feather edge timber open spaced
- 07 Expressed timber frame
- 08 Green roof | Sea hardened durable sedum mix in lightweight growing medium over EPDM roof
- 09 Flat roof sun tunnel
- 10 Timber balustrade

Approved building profile
App 7-2022-11229-P



Rev	Notes	Date
A	FFL FRA Comments	09.07.25
B	Planning Comments	04.08.25

Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater
Drawing Title: Proposed Elevations

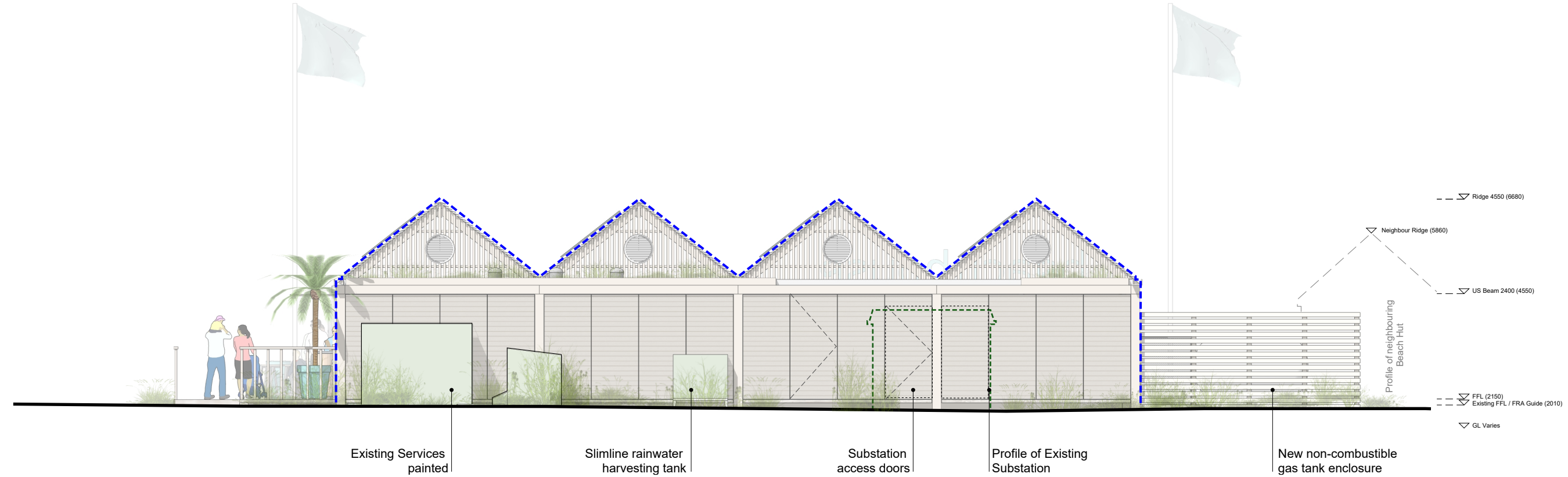
Job No: 201004
Drawn: AR/RM
Date: 23.04.25
Scale: As Indicated @ A3

Drawing No: PL207
Rev: B

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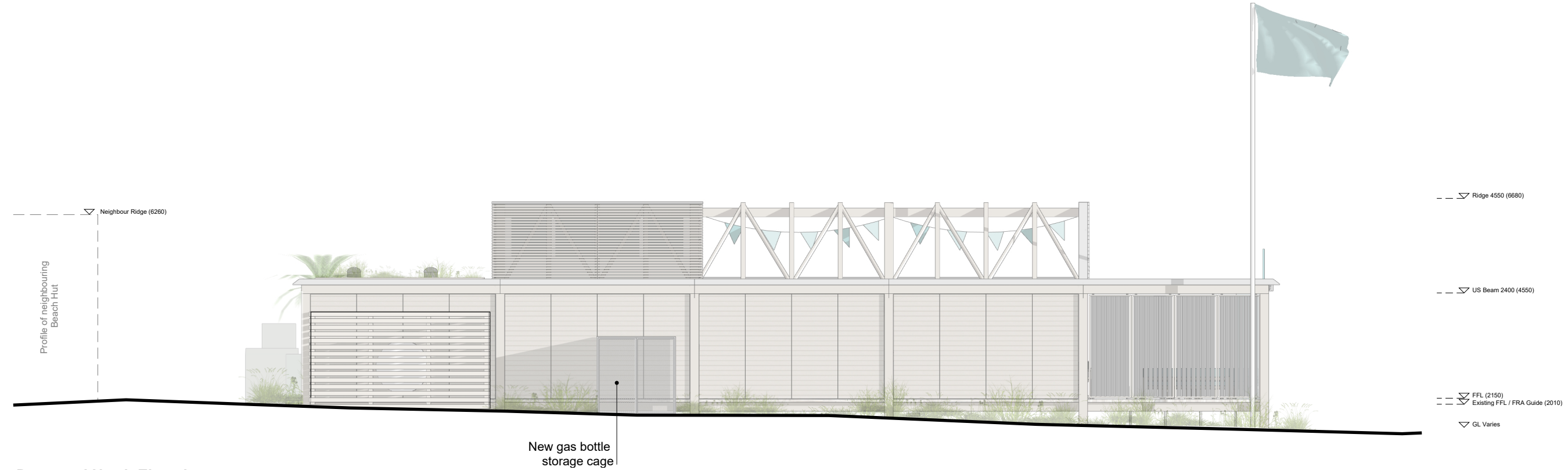
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Proposed East Elevation
1:100

57



Proposed North Elevation
1:100

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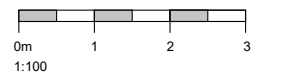
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Approved building profile
App 7-2022-11229-P



Rev	Notes	Date
A	FFL FRA Comments	09.07.25
B	Planning Comments	04.08.25

Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater
Drawing Title: Proposed Elevations

Job No: 201004
Drawn: AR/RM
Date: 23.04.25
Scale: As Indicated @ A3

Drawing No: PL208
Rev: B

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Proposed West Elevation
1:100

-- ∇ Ridge 4550 (6680)

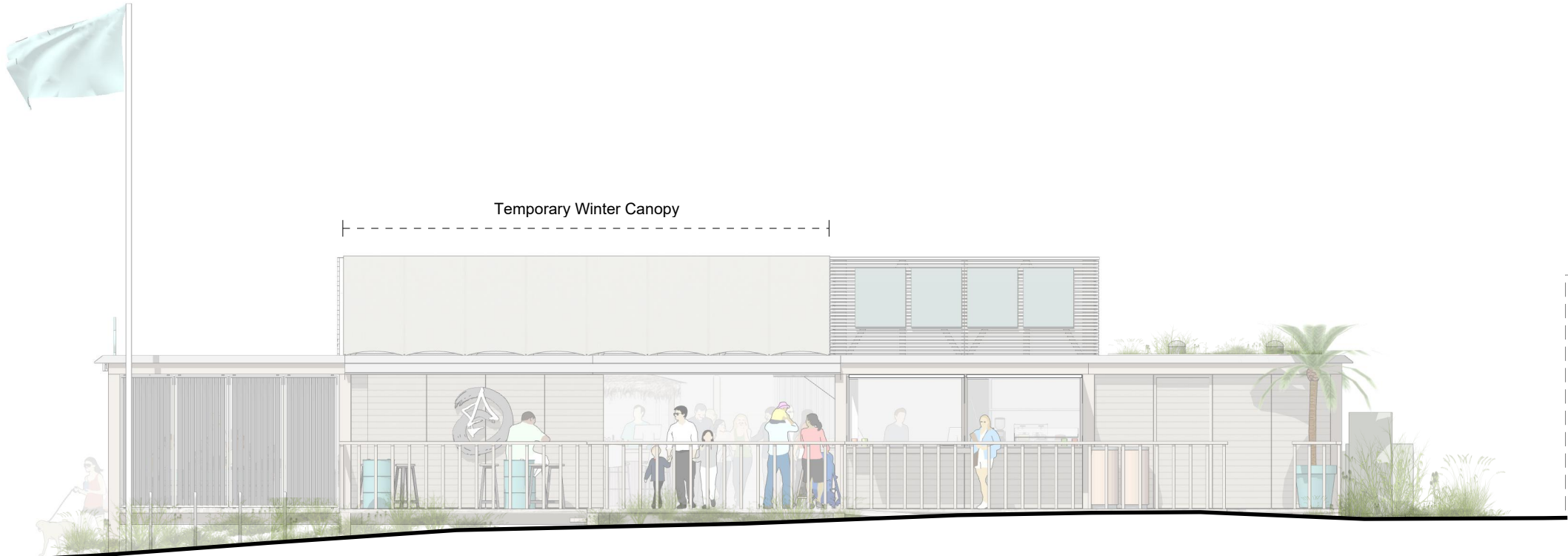
-- ∇ US Beam 2400 (4550)

-- ∇ FFL (2150)
Existing FFL / FRA Guide (2010)

∇ GL Varies

-- ∇ 000

59



Proposed South Elevation
1:100

-- ∇ Ridge 4550 (6680)

-- ∇ US Beam 2400 (4550)

Profile of neighbouring
Beach Hut

-- ∇ FFL (2150)
Existing FFL / FRA Guide (2010)

∇ GL Varies

-- ∇ 000

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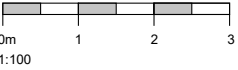
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Rev	Notes	Date
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Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater
Drawing Title: Proposed Winter
Elevations

Job No: 201004
Drawn: AR/RM
Date: 23.04.25
Scale: As Indicated @ A3

Drawing No: PL216

Rev:

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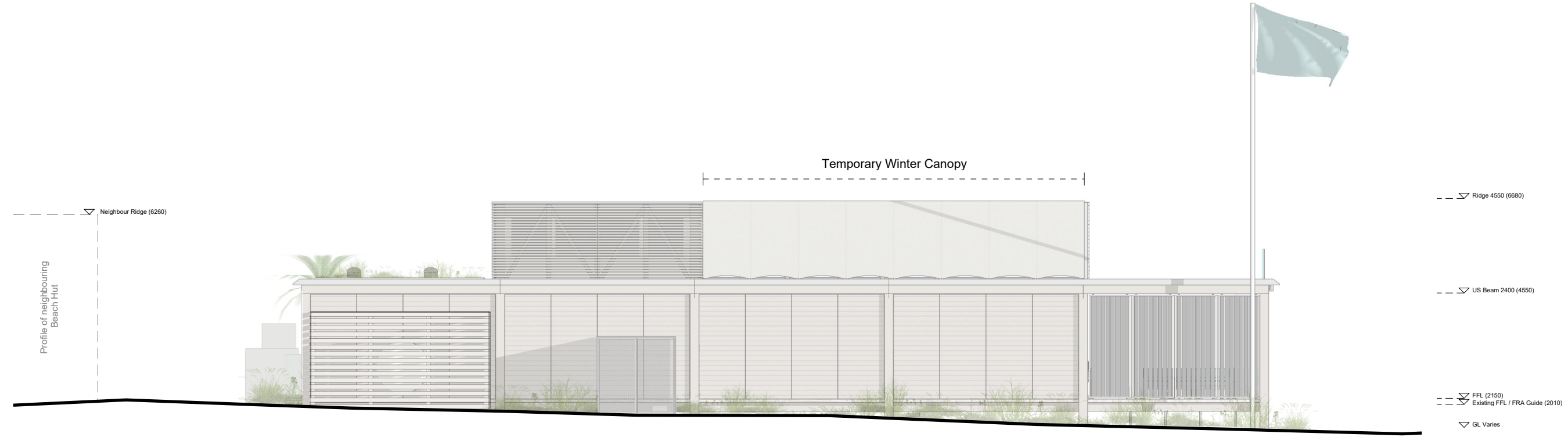
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Proposed East Elevation
1:100

61



Proposed North Elevation
1:100

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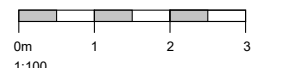
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Rev	Notes	Date
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Project: Replacement Cafe
Beach House Café
The Spit
Mudeford
BH6 4EN

Client: K Slater

Drawing Title: Proposed Winter Elevations

Job No: 201004

Drawn: AR/RM

Date: 23.04.25

Scale: As Indicated @ A3

Drawing No: PL217

Rev:

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Planning Committee

Application Address	32 Southbourne Grove, Bournemouth, BH6 3RA
Proposal	Retrospective application for a single storey rear store extension and modification to shop front
Application Number	P/25/02475/FUL
Applicant	Jamal Fatima
Agent	Neil Bichard
Ward and Ward Member(s)	West Southbourne Councillor Brian Chick Councillor Jeff Hanna
Report Status	Public
Meeting Date	23 October 2025
Summary of Recommendation	Refuse for the reasons set out below
Reason for Referral to Planning Committee	Councillor call in by Cllr Farquhar for the following reasons: Retrospective application. 30+ representations and featured in a Bournemouth Daily Echo article. No pre application. The design is not inclusive to those in wheelchairs. No mention of accessible design to access the restaurant or facilities inside. Installation of a large step and narrowing of the doorways and entrance porch are intimidating to an accessibility customer if not unusable. The black paint and design choices of tile and glass may cause issues for those with sight loss and or suffering age related conditions such as dementia. Representing a ward resident wheelchair user and other members with accessibility needs who have made representations.
Case Officer	George Sanders
Is the proposal EIA Development?	No

For the purposes of the Conservation of Habitats and Species Regulations 2017 has the application been subject to an appropriate assessment	No
---	----

Description of Proposal

1. This retrospective application is for two distinct elements to an existing shop. Firstly, it is for a small rear extension for a store area. Secondly, it is for modifications to the shopfront of the building.

Description of Site and Surroundings

2. Southbourne Grove is a busy street flanked by parades of shops, cafes and other commercial premises in the west Southbourne area. It is within the Southbourne Grove Retail Centre.
3. The development site marks the border of the Southbourne Grove Conservation Area (CA). The border for the Conservation Area is the west wall of the property. To the west of the property is an alleyway leading to service areas for the shops, parking and pedestrian access to New Park Road. To the east is another shop called 'Haberdasherydo' which shares a party wall.
4. The street in general has wide pavements, street furniture such as benches and an open wide feel to it. The parades of shops, including 'Haberdasherydo' typically have clear glass windows with views into the shops.
5. Due to the retrospective nature of the application and the lack of submitted evidence stating otherwise, it is assumed that the previous shopfront was the Bacon & Cheese establishment. According to Street View historic data, this was present in July 2019. Although this retrospective application was registered on the 11th July 2025, the present frontage was installed and operational by May 2025, according to Street View. The planning application registered on 22nd January 2025 (7-2025-3146-G) for a new ventilation system onsite established that works were well underway for the changing of the frontage.

Relevant Planning History

Issue Date	App No.	Description	Decision
30/06/2025	7-2025-3146-G	Erection of kitchen ventilation system	Grant
19/05/1975	7-1975-3146-D	Use of premises as off-licence and installation of new shopfront	Grant

Constraints

6. The development site has the following constraints:
7. Within the Southbourne Grove Retail Centre.
8. Adjacent to Southbourne Grove Conservation Area (CA)

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. There are no other relevant public duties.

Consultations

Consultee	Date of Response	Comments
Conservation/ Heritage Officer	18/08/2025	The site is adjacent to the CA, which protects the early C20th terraces of Edwardian character shops. The site is an interwar single storey building, with works already commenced. These works are not deemed of scale to materially affect the setting of the CA. The street scene, regrettably, will not be improved by the design and the signage would appear a retrograde step. The material finish of the extension does not match the existing building. The changes are not of scale to impact the significance of the CA, but they are not in keeping with the character of the area or of good design.

Representations

11. Site notices were displayed on the 18th July 2025. 43 representations were received, all in objection. These are summarised in the table below:

Key Issue	Comment
Changes to the building access	The building work has removed the step free access ramp and installed a step. Failure to meet the requirements of the Equality Act 2010 and creates a disadvantage for disabled people. Is the removal of the disabled access to the shop legal? Previous access had a wide door and no step from the street into the shop. The new door is narrow.

	Permission has been sought after works have been completed. Removal of step free access impacts those with a disabilities ability to use the facility.
Drainage	The rear extension is poorly constructed with no guttering. The pipe drips water directly onto the ground. Suitable guttering should be installed for water run-off.
Quality of Construction	Concerned with the sub-standard construction of the rear extension and its compliance with Building Regulations.
Noise	Operations later into the night with the staff having breaks and delivery drivers talking. The extension brings the building closer and would cause problems. Neighbouring residents would be overlooked because of the extension.
Animal Infestation	The extension may encourage rodents such as rats. The use of the unit as a restaurant may encourage rodent activity due to food preparation and waste.

Key Issues

12. The key issues involved with this proposal are:
13. The impacts on the design and character of the area (Including impacts on Southbourne Grove CA)
14. The impacts on neighbouring residential amenity
15. The impacts on drainage
16. The impacts on BNG
17. These issues will be considered along with other matters relevant to this proposal below.

Policy context

Local Documents:

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 of the following:

Bournemouth Core Strategy (2012)

18. CS4: Surface Water Flooding
19. CS9: Enhancing District Centres
20. CS30: Promoting Green Infrastructure
21. CS41: Design Quality

Bournemouth District Wide Local Plan (2002)

22. Appendix 1: Southbourne Grove Conservation Area

Supplementary Planning Guidance:

23. Shopfronts: Guidelines for the design of shopfronts

National Planning Policy Framework (“NPPF” / “Framework”):

Including the following:

24. 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 strong 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 in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”
25. Section 12 – Achieving well-designed places - Paragraph 135 – “Planning policies and decisions should ensure that developments:
- 26. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - 27. are visually attractive because of good architecture, layout and appropriate and effective landscaping;
 - 28. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - 29. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - 30. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - 31. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Planning Assessment

The impacts on the design and character of the area

32. This includes the impacts on the CA (Southbourne Grove), the border of which runs alongside the western boundary wall of the development site. The Heritage Officer has advised the development does not impact negatively on the setting of the CA. Therefore, in terms of Policy CS39, the proposed development is compliant with the Core Strategy (2012). However, the development is not deemed to be compliant with regards to its design and appearance in the surrounding character of the area in general.
33. This is echoed further by the Heritage Officer's comments who considers the design of the shopfront as a retrograde step compared to the previous shopfront. The Shopfront Design Guide outlines the need for permeable views through the windows using clear glass and uncluttered designs. By removing the permeable views offered by the previous shopfront design, it creates a dead frontage. It is challenging to see through the glass at any distance, promoting a private and enclosed space. It removes the light and open feel which is present on throughout the other shops on the parade.
34. A design which maintains or improves vitality within district centres would be acceptable in principle and equally, a detrimental impact on vitality should be resisted, according to Policy CS9 of the Core Strategy (2012). The proposed darkened windows would reduce the vitality of the area.
35. Furthermore, the design of the shopfront includes removing the previous double doors with a narrow recessed single door. This creates an ill proportioned shopfront with an enclosed recessed access door and makes the windows either side appear box like. This is further exacerbated by the dark tint of the windows.
36. Part of the works to the shopfront included the removal of the step free access ramp and its replacement with a step. Furthermore, the works also included a reduction in the width of the recessed entranceway from large double doors to a small narrow single door entrance. This is poor design as the welcoming and open feel of the entrance has been lost and the doorway now seems disproportionately narrow compared to the width of the windows and the shop front overall.
37. The addition of the step would make access for people with disabilities, such as wheelchair users, challenging and potentially not possible. The Public Sector Equality Duty (PSED), under S149 of the Equality Act 2010 requires that due regard be given to the need to, amongst others, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. The definition of 'Protected Characteristics' includes people who have a disability.
38. A design that is of detriment to those in society with a disability, would be contrary to Policy CS41 and is considered poor design. The works in this regard are considered a retrograde step and contrary to what The Equality Act seeks to achieve. The proposal would also be considered contrary to the requirement for a well-designed place as sought under Chapter 12 of the NPPF (Paragraph 135, part F):

"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."
39. Planning appeal APP/E5900/W/17/3188112 (106 Commercial Street, London) also outlines what is considered a well-designed place within its discussion of disabled access within a building. The appeal uses a "common sense" approach to discuss the practicalities of disabled persons or people with mobility issues accessing parts of a building. The appeal sought to establish whether the internal design of the building was of high design standard due to concerns over the accessibility of its toilets. The inspector found:

“In such circumstances, I find that the location of the accessible toilet on the second floor of this three storey part of the building would represent neither high quality design nor a good standard of amenity for all existing future occupants of the building. What is more, in relation to the PSED, were I to allow the appeal, it would result in significant adverse impact on those with disabilities, and would also be likely to result in similar significant adverse impacts on those who are in stages of pregnancy and maternity. These are not adverse impacts which would be surmountable in this case given the specific location of the facility in question.”

40. Using the planning inspectorate decision for guidance, it is common sense that the disabled access to the restaurant should be practical and in relation to PSED, this planning decision should take into account the impracticalities of removing a step free access from a shopfront and its impacts on people with disabilities or mobility issues.
41. A design which would hinder the ability of a person with a mobility disability would be contrary to CS9 which amongst other things seeks to:
“maintains or improves upon the function, vitality and viability of the centre in relation to its retail, cultural and community facilities;” and “does not unreasonably harm the amenities of local residents”
42. Regulations for the width of doorways in public buildings is outlined in Approved Document M of the Building Regulations. The applicant submitted widths for the new front and rear doors, which would demonstrate the front doors compliance with the minimum effective clear widths of doors for existing buildings. The requirement is 775mm and the application site front door is 840mm and the rear door 760mm.
43. The regulations also do not account for a single step before the access, or the entrance being a narrow recess within the shopfront. It also states that people should be able to see other people approaching from the opposite direction, as to avoid a collision. However, the darker cosmetic design of the exterior, as well as the recessed access within the shopfront would mean disabled users would need to navigate the step whilst effectively stranded within a narrow recessed entrance doorway as they try to enter the premises, without the ability to see, or easily move out of the way of other people exiting the premises.
44. Alternative options for disabled people can be considered, albeit they have not been suggested by the applicant. Such as exploring the option of the rear door being used due to the lack of steps leading up to this access. The rear door is 760mm wide, which is below the building regulations requirements for access into public buildings. It is also the access to a new cold store, and it is unclear what obstacles are present between this entry and the public facing restaurant area. It is therefore unreasonable and not appropriate to consider this as a suitable and viable alternative means of entrance to the restaurant.
45. Despite the Part M compliance regarding the front door width, the stepped access causes detriment to people with mobility disabilities, as it hinders certain individuals from accessing the premises. This is a retrograde change compared to the previous shopfront and contrary to what The Equality Act 2010 seeks to achieve.
46. The rear extension, although not of particularly good design, is hidden behind the building. It is not seen from the street scene and is only seen whilst using the rear service area. Therefore, due to its small size and discreet location it would not cause harm to the character and appearance of the area.
47. The new shopfront results in a loss of vitality within the district centre of Southbourne Grove by reducing accessibility to people with a protected characteristic and in this regard the proposal is contrary to Policy CS9 of the Core Strategy (2012). It is also at odds with the open and permeable feel of shopfronts in the street scene and accordingly it would cause harm to the character and appearance of the area and is contrary to Policy CS41 of the Core Strategy (2012). The design of the doorway from a double to a single door would be a

retrograde step not just in terms of access, but the design would be ill-proportioned at the front elevation. The design would also lead to the exclusion of users with a protected characteristic, which would be contrary to S149 of the Equality Act 2010. This constitutes poor design and would be contrary to Policy CS41 of the Core Strategy (2012) as well Chapter 12 of the NPPF (2024) which seeks to promote good design.

48. There are also concerns regarding its compliance with the Shopfront Guidance, which carries a limited amount of weight.

The impacts on neighbouring residential amenity

49. There have been concerns raised from neighbours regarding the increase in noise from the later operations of the restaurant stemming from delivery drivers visiting the premises during less sociable hours and noise caused by staff. Although it is accepted there will be some levels of increased noise from a business that operates outside of normal opening hours (9-5pm), the premises does however lie in an established district centre where other restaurants and other night time economy uses exist. It is not uncommon or unreasonable to experience a higher degree of noise in commercial centres subject to reasonable operating hours, which could have been controlled through condition had this application been recommended for approval.
50. The addition of a new restaurant would provide a small benefit to the local community by adding more variety to the offer within the District Centre. However, the weight attributed to this is limited, especially given the retrograde change to accessibility for people with mobility impairments.

The impacts on drainage

51. There have been concerns raised regarding the drainage from the new rear extension and other works to the building. Submitted drawings and emails from the applicant and Wessex Water show a drainage plan and compliance with Policy CS4 of the Core Strategy (2012)

The impacts on BNG

52. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out Governments view on minimising the impacts on biodiversity and providing net gains where possible. Policy CS30 of the Core Strategy refers to biodiversity and geodiversity and sets out policy requirements for the protection, and where possible, a net gain in biodiversity. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a de minimis exemption and does not impact any habitats.

Planning Balance

53. Overall, the proposal does not cause harm to the amenity of neighbours and would provide a small amount of benefit. The proposal is exempt from having to achieve BNG and drainage requirements are satisfactory. However, the design of the proposal is poor and would be of detriment to the character and appearance of the area. The proposal would also be contrary to Section 149 of The Equality Act 2010 for the reasons set out above in this report. In this instance it is considered the identified harm outweighs any benefits that flow from the development and therefore the development should be refused.

Recommendation

REFUSE permission for the following reasons:

Reasons

1. Poor Design
2. Harmful to the amenity of users who have a disability or issues with mobility.
3. Not compliant with Policies CS9 and CS41 of the Core Strategy (2012), provisions of the Shopfronts Guide and Section 12 and other relevant provisions of the NPPF (2024).

It is considered the changes to the shopfront represent poor design, by reason of the uncharacteristic use of dark glazing which creates the impression of a dead frontage and the disproportionately narrow entrance doorway in relation to the overall width of the frontage, which would be out of character in the context of the District Centre. In this regard the application is contrary to Policies CS9 and CS41 of the Adopted Core Strategy and Chapter 12 of the National Planning Policy Framework (NPPF, 2024).

In addition, the loss of the previous access ramp and creation of a stepped access would be contrary to The Equality Act 2010 which seeks to ensure people with protected characteristics have, where possible, equal opportunity in society. In this instance people with the protected characteristic of a disability, and specifically those with mobility problems, would be prejudiced against and no viable alternative or solution has been put forward by the Applicant.

Informatives

1. For the avoidance of doubt the decision on the application hereby determined was made having regard to the following plans:

1656.01 Location Plan
1656.02B Site Plan
24/06/2025 Wessex Water Map
1656.05 Proposed Elevations and Floor Plan
1656.04A Existing Elevations and Floor Plan

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 excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.”

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PROJECT: 32 Southbourne Grove
Southbourne
BOURNEMOUTH
BH6 3RA

DRAWING: Location Plan
PLANNING APPLICATION

SCALE: 1: 1250 @ A4

DATE: January 2025

DWG NO. 1656.01

BRADBURY BICHARD
Chartered Architect and CDM Services

40 Corfe Way
Broadstone
Dorset
BH18 9NE

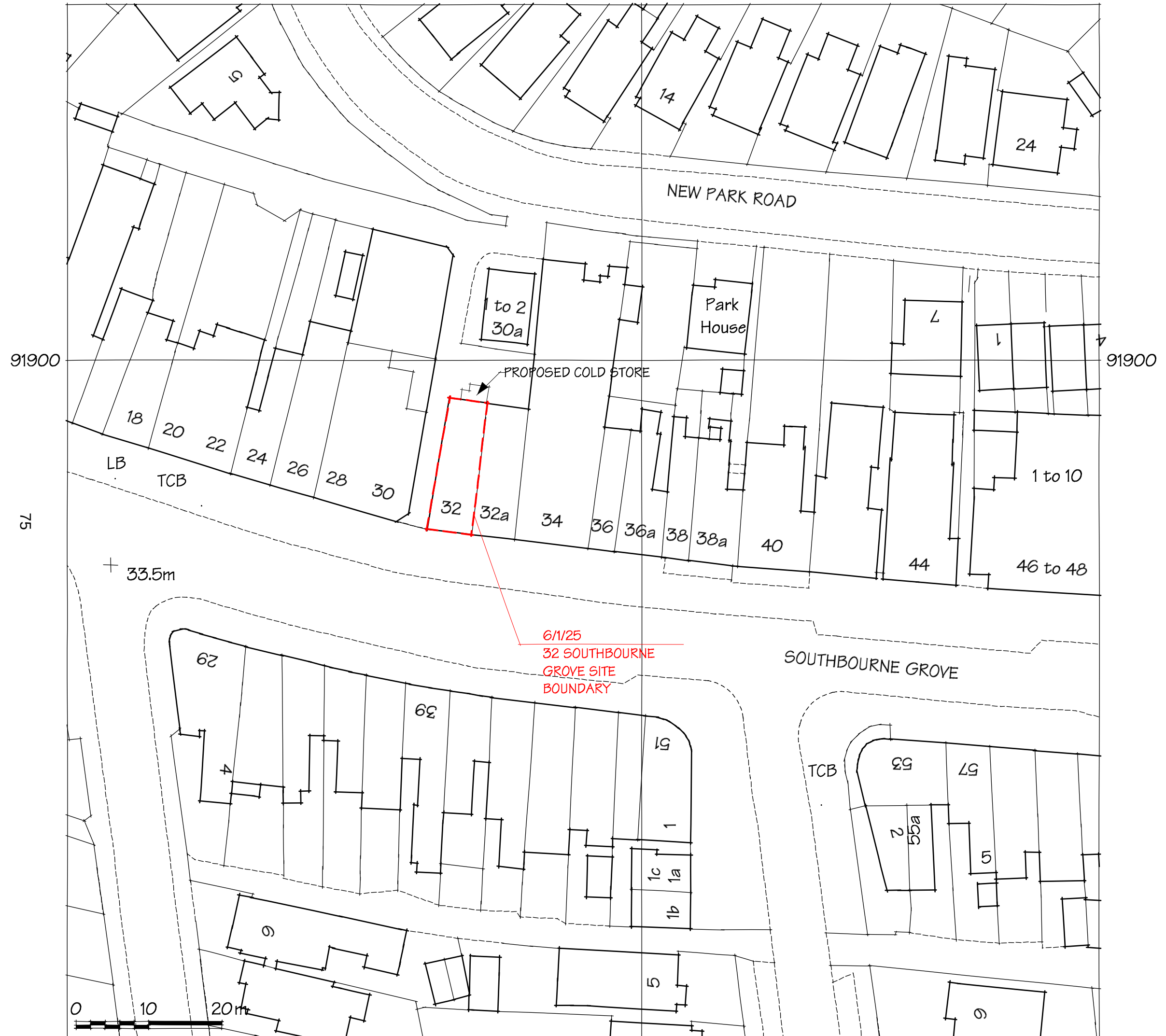
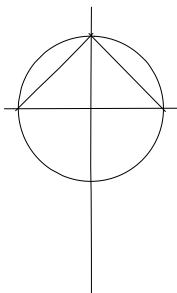
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PROJECT: 32 Southbourne Grove
Southbourne
BOURNEMOUTH
BH6 3RA

DRAWING: Site Plan
PLANNING APPLICATION

SCALE: 1: 500 @ A3
DATE: January 2025

DWG NO. 1656.02B

BRADBURY BICHARD
Chartered Architect and CDM Services
40 Corfe Way
Broadstone
Dorset
BH18 9NE

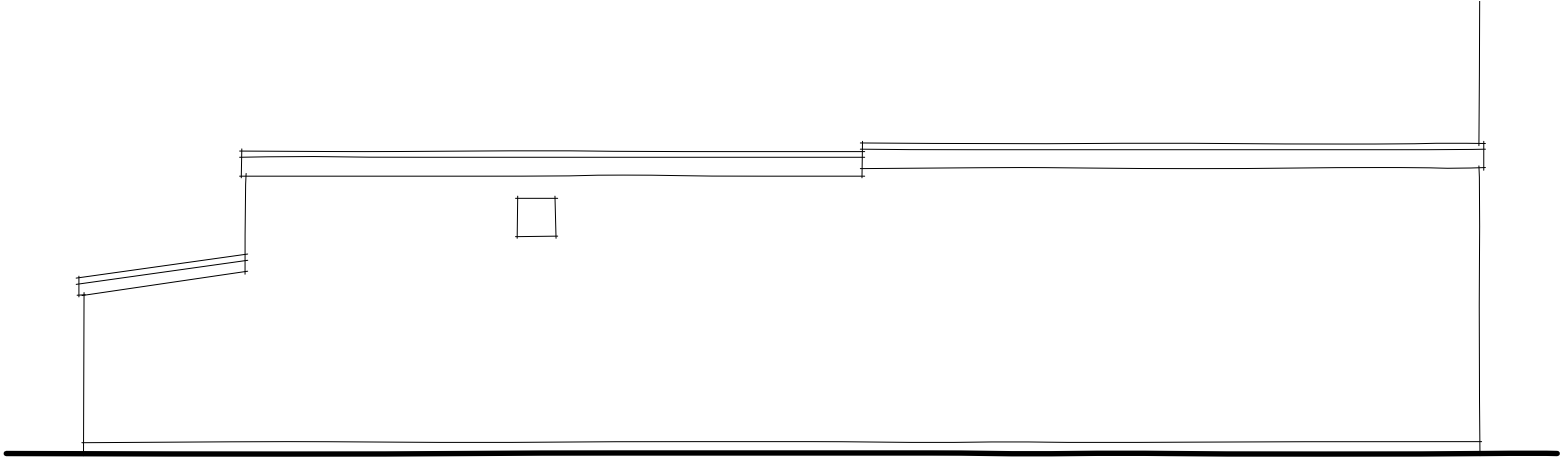
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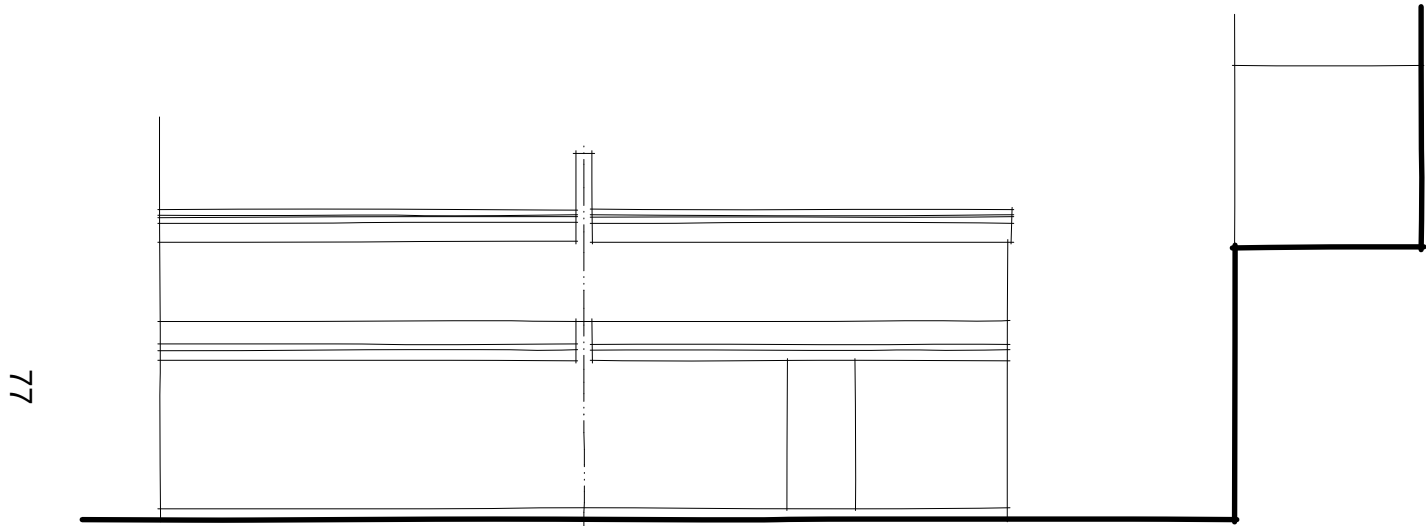
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EXISTING SIDE ELEVATION 1:100

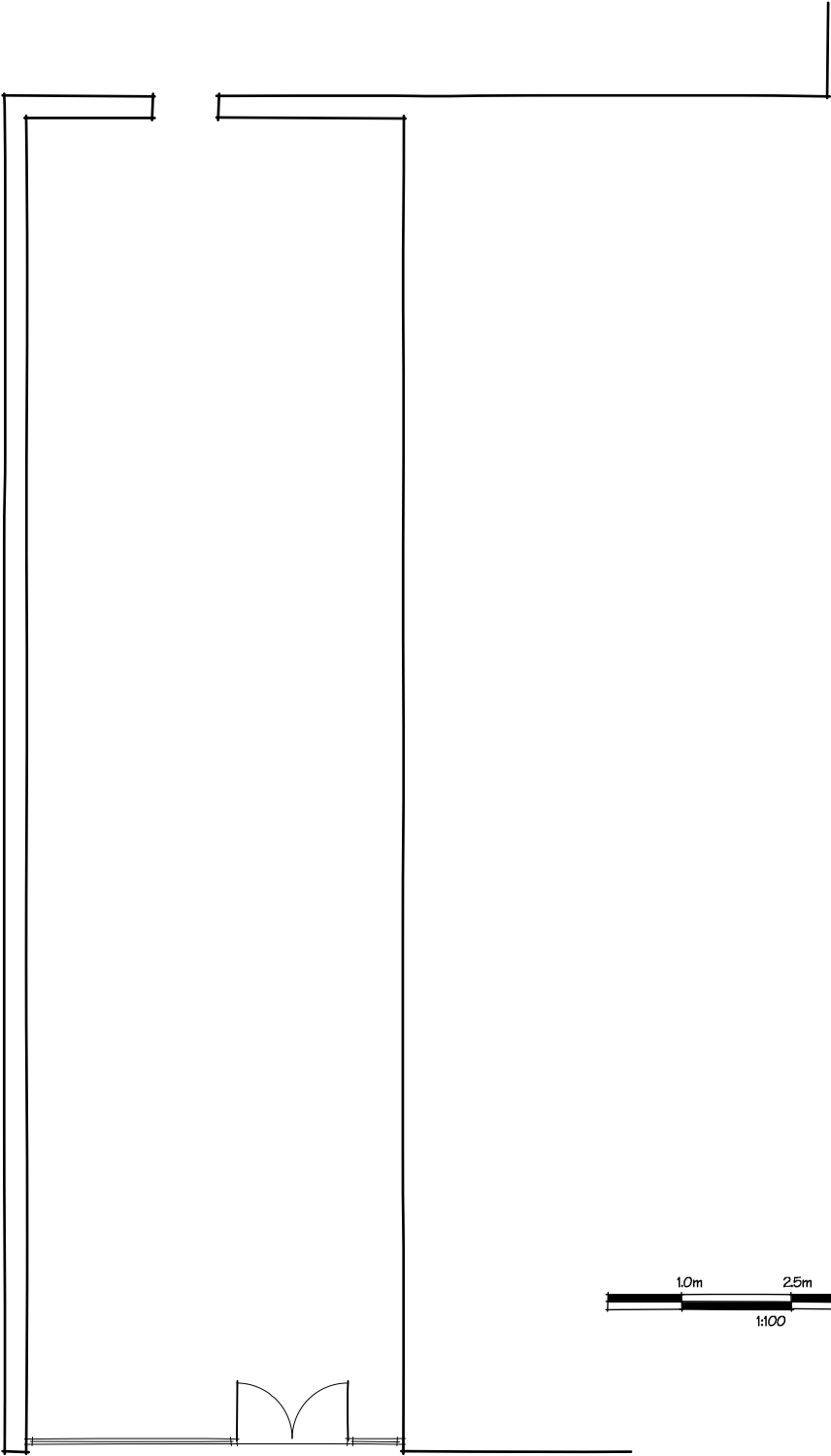


EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

EXISTING FRONT ELEVATION 1:100



EXISTING FLOOR PLAN 1:100



PROJECT: Proposed Store Extension
32 Southbourne Grove
Southbourne
BOURNEMOUTH

SCALE: 1:100 @ A3
DATE: May 2025
DWG NO. 1656.04A

DRAWING: Existing Elevations and Plan
PLANNING APPLICATION

BRADBURY BICHARD
Chartered Architect and CDM Services

40 Corfe Way
Broadstone
Dorset
BH18 9NE

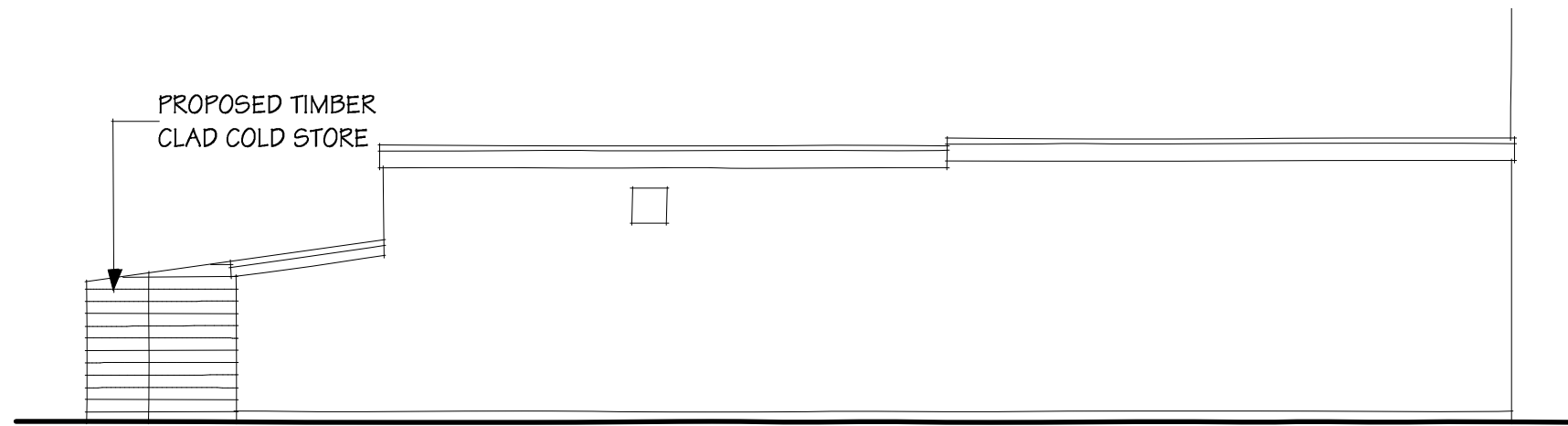
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All dimensions should be checked and not scaled

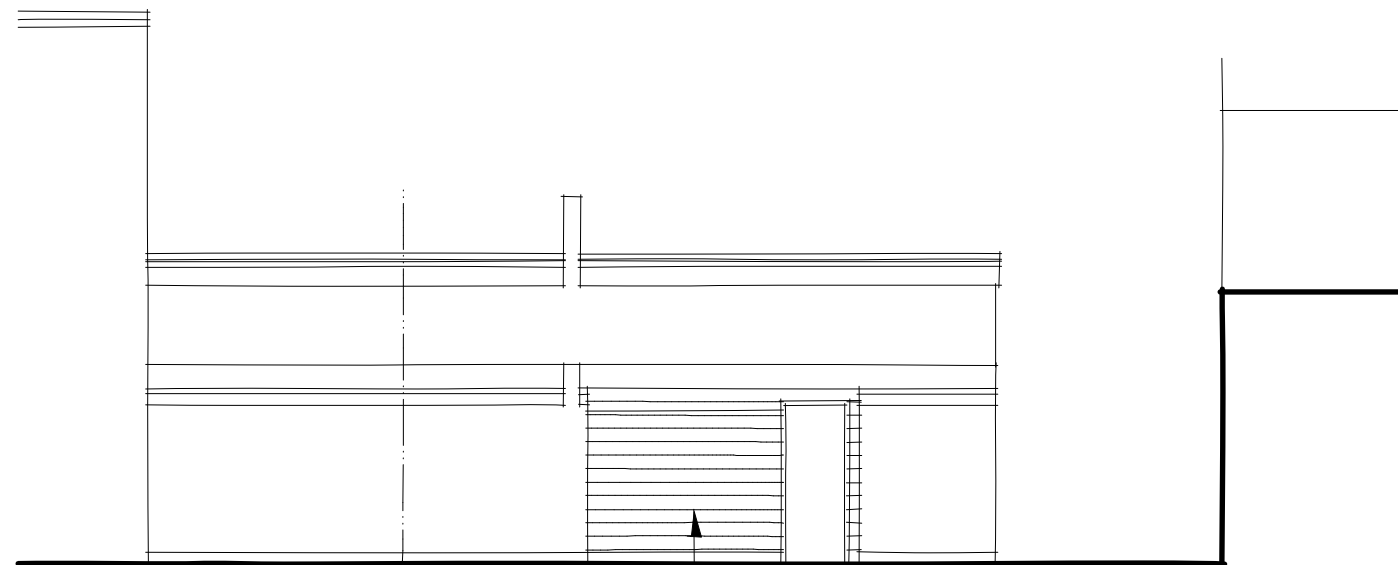
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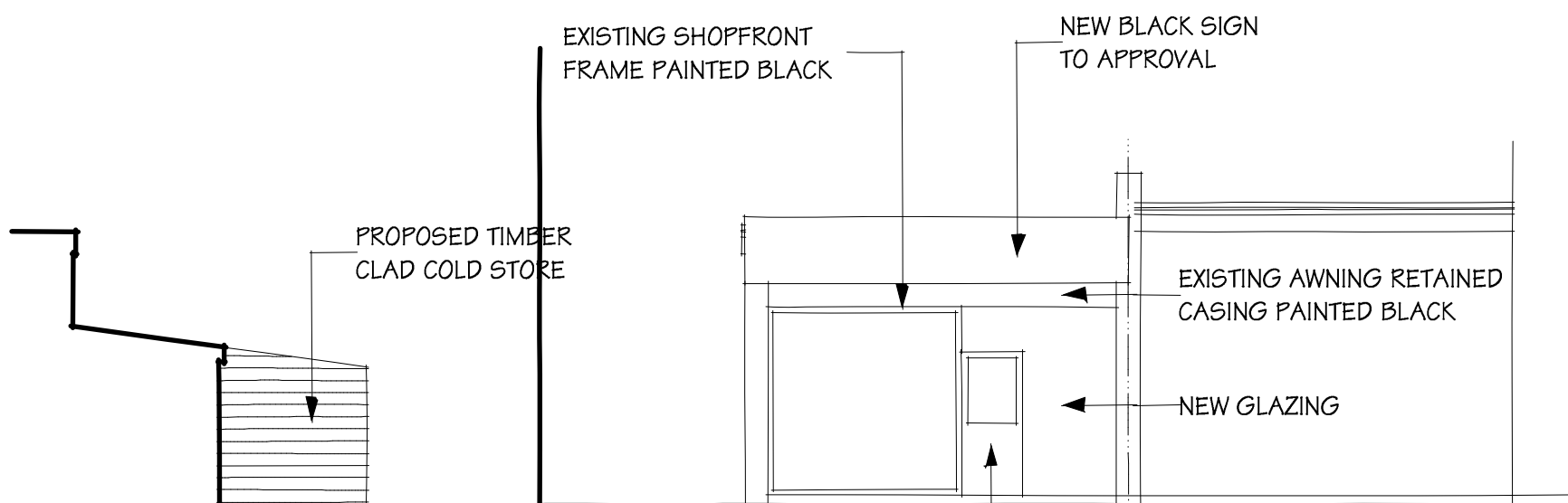


PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

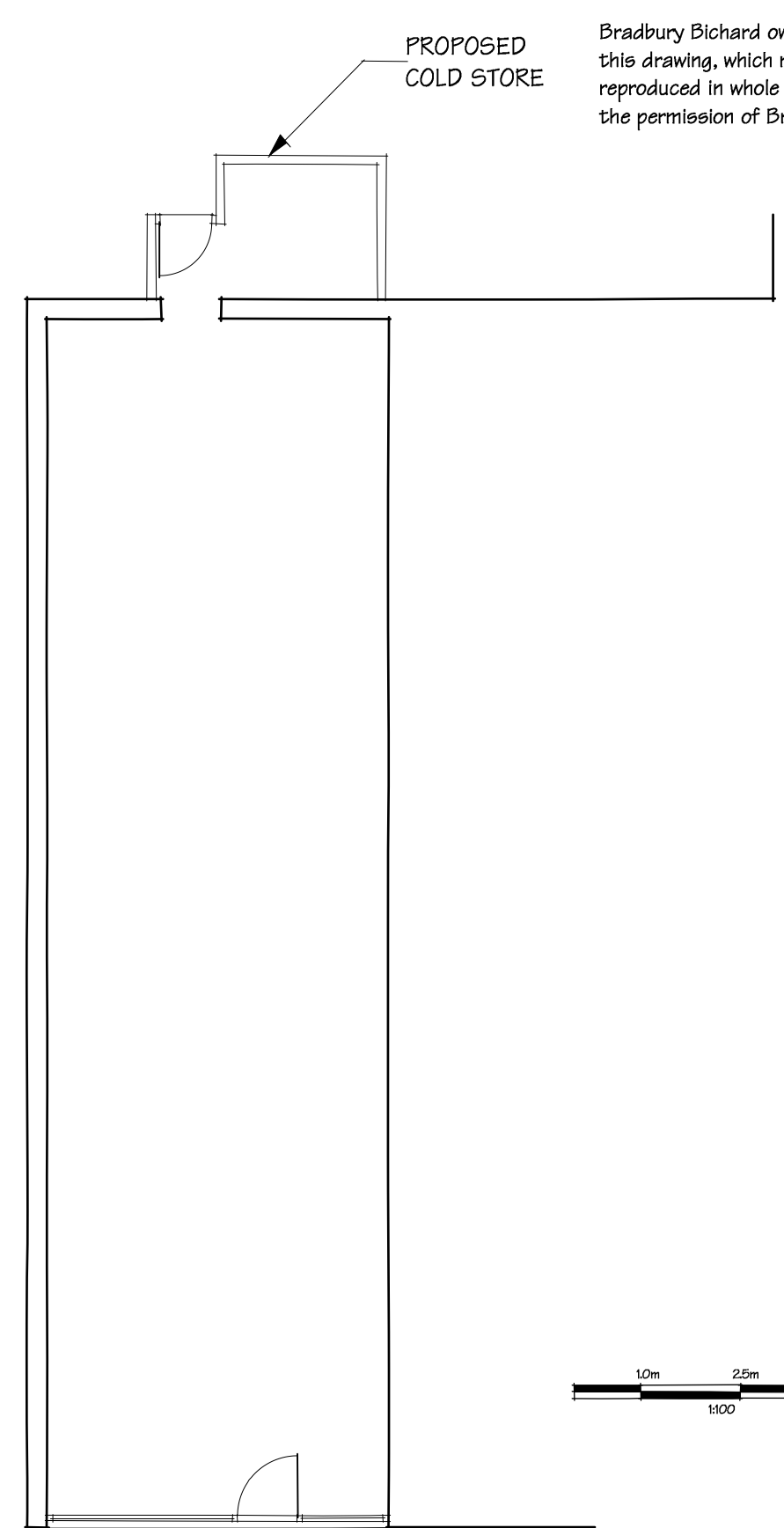
PROPOSED TIMBER CLAD COLD STORE



PROPOSED SIDE ELEVATION 1:100

PROPOSED FRONT ELEVATION 1:100

EXISTING DOOR MODIFIED TO SINGLE



PROPOSED FLOOR PLAN 1:100



PROJECT: Proposed Store Extension
32 Southbourne Grove
Southbourne
BOURNEMOUTH

SCALE: 1:100 @ A3
DATE: May 2025

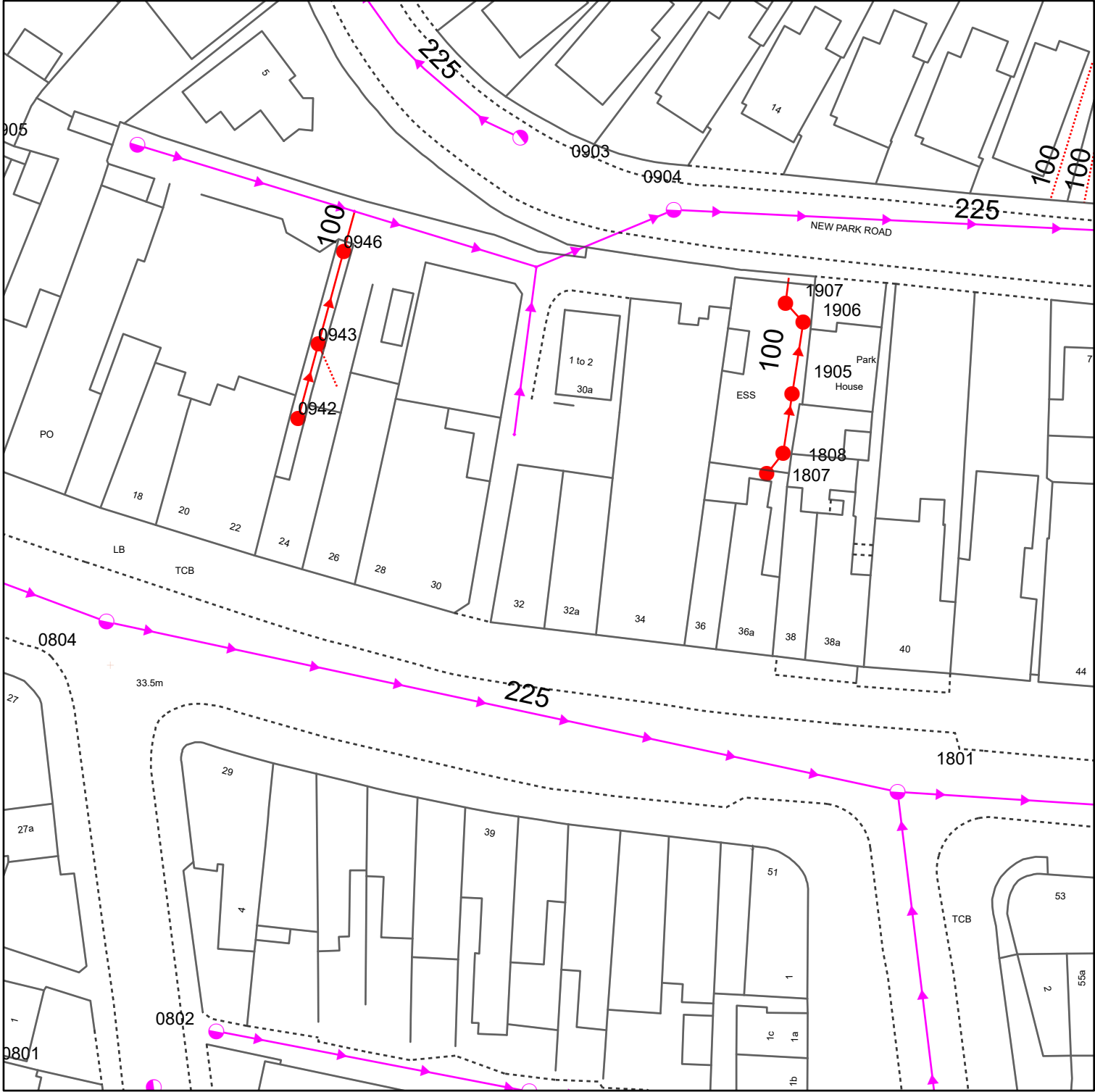
DWG NO. 1656.05

DRAWING: Proposed Elevations and Plan
PLANNING APPLICATION



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Wessex Water Network Map



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WATER MAINS		SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution	Washout	Foul	Surface	Combined	Abandoned	Rising Mains	Private Rising Mains
Raw Water	Abandoned	Surface	Surface	Combined	Abandoned	Standby Rising Mains	Culverted Watercourse
Private		Abandoned	Surface	Combined	Abandoned	Standby Rising Mains	Highway Drain
FITTINGS		STRUCTURES		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
Hydrant	Other	Manhole - Foul	Manhole - Surface	Manhole - Combined	Abandoned	EDM	Use Unknown
		Inlet	Outfall	Outfall	Abandoned	Syphon	Status Unknown
		Lamphole	Bifurcation - Foul	Bifurcation - Surface	Bifurcation - Combined		
		Combined Sewage Overflow	Non Return Valve	Air Valve	Hatch Box		
			Pumping Station - Surface	Pumping Stn - Foul/Combined	Gully		
			Vent Column	Rodding Eye	Catchpit		
			Flushing Chamber	Soakaway	Non Return Valve		
			Air Valve	Hatch Box	Washout		
OTHER STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
Attenuation Tank	Storage Tank	Chamber	Tunnel	Interceptor			
Wessex Water		YTL GROUP		YTL			
Date: 24/06/2025		Centre: 413077E, 91886N		Scale: 1:625		(when printed at A4 size)	
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.							

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**BCP WESTERN PLANNING COMMITTEE 9
OCTOBER 2025 / EASTERN PLANNING
COMMITTEE 23 OCTOBER 2025**



Report subject	Appeal report
Meeting dates	9 / 23 October 2025
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's' Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising October 2022 to September 2024¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

¹ [Improving planning performance: criteria for designation \(updated 2024\) - GOV.UK](#)

Proxy assessment period October 2022 – September 2022²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	202	5	2.5	2.9
Total County Matters ⁵ (SPS2)	0	0	0	0.4

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 ([Live tables on planning application statistics - GOV.UK](#))

Assessment period October 2022- September 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,792	91	1.9	1.1

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - [Live tables on planning application statistics - GOV.UK](#)

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 (Jan to July)	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
January	19	9	28	32%	0
February	13	7	20	35%	0
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
total	82	44	126	35%	0

² This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

³ This dataset excludes Appeals relating to planning conditions.

⁴ District Matters' comprise most applications, explicitly excluding 'County Matters'.

⁵ County Matters' applications refer to planning applications related to minerals, waste and associated development.

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as 'invalid' by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Appeal number	Location	Main issues	Why allowed
3358153	40 Brownsea View, Avenue, Poole	• character and appearance of the area; • The living conditions of the occupants • Impact on living conditions of neighbours • Impact on protected sites (Delegated decision)	Whilst proposal does not adhere to established pattern of development in immediate area, it's not harmful in greater context. Inspector not agree that it would result in substandard accommodation; Location and siting of proposal, road and landscaping, would not result in harmful overlooking or loss of privacy Legal agreement addressed impact on protected sites

List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷:
 - a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
 - b. not determining similar cases in a consistent manner
 - c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
 - d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

12. None in directly relation to the content of this report.
13. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

Summary of human resources implications

14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

15. There are no sustainability issues arising from this report.

Summary of public health implications

16. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

17. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

⁶ [Claim planning appeal costs: Overview - GOV.UK](#)

⁷ [Appeals - GOV.UK](#)

Published appeal statistics and appeal decisions

Criteria Document 2024

[https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria Document 2024.pdf](https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf)

Live Planning Statistics tables - [Live tables on planning application statistics - GOV.UK](#)

Appendices

Appendix 1 – list of outstanding appeals.

Appeal types

REF = refusal of a planning application

ENF = Appeal against an enforcement notice

NON = Non Determination Appeal

RTP = Refusal of works to a TPO

RCL = Refusal of a Certificate of Lawfulness

TRF = Tree Fast Track Appeal Process

Appeal Method

WR= Written Representations

HH - Householder Fast Track Appeal

appeal_number	appeal_received	proposal	location	App number	Appeal type	determined at committee or delegated
P/25/02618/ADV	29/09/2025	Freestanding advertising structure featuring one internally illuminated sequential display screen facing West to replace four existing poster panels.	Land adj. Esso Service Station & Tesco Express The Grove & Barrack Road Christchurch BH23 2EX	P/25/02618/ADV	WR	Delegated
APP/24/01377/F	26/09/2025	Renovate and extend the existing office building to include undercroft parking with separate cycle and refuse stores.	Westons Point Boat Yard, Turks Lane, Poole, BH14 8EW	APP/24/01377/F	WR	Delegated
P/25/02050/HOU	23/09/2025	First floor extension over existing garage to create additional bedroom. Conversion of existing garage below to habitable space, including addition of two windows	20 Hood Crescent Bournemouth BH10 4DD	P/25/02050/HOU	HH	Delegated
P/25/00966/FUL	23/09/2025	Retrospective subdivision of a house into 2 dwellinghouses.	6 Wycliffe Road Bournemouth BH9 1JP	P/25/00966/FUL	WR	Delegated
P/25/00611/HOU	17/09/2025	Side extension and front infill extension to line of front bay, including formation of integral garage Increase ridge height, new roof form and loft conversion including dormers and rooflight Updated fenestration and material externally	133 River Way Christchurch BH23 2QL	P/25/00611/HOU	HH	Delegated
APP/24/01281/P	16/09/2025	Outline permission to demolition of existing dwelling and erection of a block of 8 x flats and 1 x dwelling with associated works.	4 Wallace Road, Broadstone, BH18 8NG	APP/24/01281/P	WR	Delegated
APP/24/00817/F	15/09/2025	Loft conversion including side and rear windows	First Floor Flat, 63 Sandbanks Road, Poole, BH14 8BS	APP/24/00817/F	HH	Delegated

appeal_number	appeal_received	proposal	location	App number	Appeal type	determined at committee or delegated
P/25/01503/HOU	10/09/2025	Brick and pier concrete block wall with aluminium black slat panels. Install a non-habitable outbuilding/workshop made from a shipping container. Clad in t&g composite cladding. Flat mono-pitched roof with photovoltaic panels.	39 Runton Road Poole BH12 1NX	P/25/01503/HOU	HH	Delegated
ENF/25/0063	10/09/2025	Erection of a single storey, flat roof, infill extension with front facing parapet wall - Existing unauthorised structure	35 Burnham Drive Bournemouth BH8 9EX	7-2024-29380	WR	Delegated
P/25/00440/TTPO	08/09/2025	T1- Oak Tree - Re pollard the whole crown by 2m to previous pruning points. Crown lift lower branches up to a height of 4m from ground level. Lesser works granted: GRANT: T1 Oak - Crown lift to 4m from ground level by removal of secondary and tertiary branches, and epicormic growth only.	28 Portfield Close Christchurch BH23 2AH	P/25/00440/TTPO	TRF	Delegated
P/25/00822/FUL	03/09/2025	Alterations and extensions including new roof to form 1st floor level to garage and conversion to a 2 bedroom dwelling	The Oaks 273 Rossmore Road Poole BH12 2HQ	P/25/00822/FUL	WR	Delegated
P/25/02332/HOU	01/09/2025	Install window to bathroom wall (Retrospective application)	2A Colville Road Bournemouth BH5 2AG	P/25/02332/HOU	HH	Delegated
P/25/00692/HOU	22/08/2025	Replacement garage with first floor accommodation over and single storey rear extension	29 Dunyeats Road Poole Broadstone BH18 8AB	P/25/00692/HOU	HH	Delegated
8/24/0128/TTPO	21/08/2025	T1 - Holm Oak - Fell (Please see attached tree spec ref: 08024)	35 Jumpers Avenue Christchurch BH23 2ER	8/24/0128/TTPO	TRF	Delegated
P/25/01701/HOU	20/08/2025	Retrospective application for erection of an ancillary outbuilding alongside a pre-existing boundary wall	122 Matchams Lane Christchurch BH23 6AN	P/25/01701/HOU	HH	Delegated
7-2024-26646-A	20/08/2025	Use of existing attached annexe as holiday let	20 Wilverley Avenue Bournemouth BH8 0HT	7-2024-26646-A	WR	Delegated

appeal_number	appeal_received	proposal	location	App number	Appeal type	determined at committee or delegated
APP/25/00041/F	20/08/2025	Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.	31 Springfield Crescent Poole BH14 0LL	APP/25/00041/F	HH	Committee
APP/24/01329/F	13/08/2025	Extend the existing first floor of the rear building to create a 2 bedroom self-contained flat & extension to existing garage block to create 1 additional garage	Dorset Lake Manor 155 Sandbanks Road Poole BH14 8EL	APP/24/01329/F	WR	Delegated
APP/25/00061/F	11/08/2025	Sever the land and erect a detached bungalow at the rear with associated cycle store.	71 Ashley Road Poole BH14 9BT	APP/25/00061/F	WR	Delegated
P/25/00748/HOU	08/08/2025	Enlargement of existing ground floor balcony	3 The Moorings 2 Willow Way Christchurch BH23 1JJ	P/25/00748/HOU	HH	Delegated
APP/24/01166/F	08/08/2025	Erection of detached annex building, modified entrance/driveway with new gate and parking/turning area	6 Cotton Close, Broadstone, BH18 9AJ	APP/24/01166/F	HH	Delegated
P/25/00365/HOU	04/08/2025	Bungalow re-modelling. Demolish Garage, erect side & rear extensions, enlarge roof to form first floor accommodation.	44 Minterne Road Christchurch BH23 3LE	P/25/00365/HOU	HH	Committee
7-2024-15936-L	04/08/2025	Variation/Relief of condition 3 (Dropped Kerb) and Condition 5 (Fenced Enclosure/Planter) of Application Number 7-2023-15936-K: Change of use from ancillary attached to Beauty Salon (Sui Generis) to a 2-bedroom dwelling (C3).	70A Heathwood Road Bournemouth BH9 2JZ	7-2024-15936-L	WR	Delegated
P/25/00395/HOU	31/07/2025	Two storey rear extension with modifications to existing roof and existing dormers, an additional front dormer and rear Juliet balconies	109 East Avenue Bournemouth BH3 7BX	P/25/00395/HOU	HH	Delegated
P/25/00585/FUL	30/07/2025	Change of use of C3 dwelling to Sui Generis HMO (11 beds) for a maximum of 11 occupants, with outbuilding removal, cycle store, single storey rear extension and roof extension, dropped kerb and access and parking.	1 Wolseley Road Poole BH12 2DP	P/25/00585/FUL	WR	Delegated
C/2023/1437	30/07/2025	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	Throop Mill Throop Road Bournemouth BH8 0DL	Enforcement	WR	Delegated

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TP/24/00278/X	28/07/2025	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell- Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.	21A Bury Road Poole BH13 7DE	TP/24/00278/X	TRF	Delegated
P/25/00608/FUL	28/07/2025	Extend and alter the existing building and sever the plot to create two houses with associated access and parking	9 Mountbatten Road Poole BH13 6JE	T2- Scots Pine- FWR	FWR	Delegated
P/25/00635/HOU	23/07/2025	Demolition of garage and construction of replacement garage in the same location on the site. Erection of new timber fencing to adjacent rear gardens footpath. (Retrospective application)	1 York Close Christchurch BH23 2DB	T3- Monterey Pine- HH	HH	Delegated
8/24/0861/PIP	23/07/2025	Development of the site to provide 9 residential properties	Land at Jesmond Avenue Jesmond Avenue Christchurch BH23 5AY	8/24/0861/PIP	WR	Delegated
P/25/00885/HOU	21/07/2025	Proposed demolishing of existing garage to side and the two storey projection to the rear aspect. Build single storey extension to side to form Granny annexe living accommodation integrated with main house and two storey extension to rear and new raised walkway / steps to the front entrance of the property. Convert existing hip roof to gables with the fitting of solar panels to all elevations.	29 Lascelles Road Bournemouth BH7 6NF	P/25/00885/HOU	HH	Delegated
ENF/25/0107	17/07/2025	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	7 Leven Avenue Bournemouth BH4 9LH		WR	Delegated

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P/25/01129/HOU	11/07/2025	Loft conversion extension by adding a new section of rear dormer to the rear, south-facing roof pitch.	79 Salterns Road Poole BH14 8BL	P/25/01129/HOU	HH	Delegated
P/25/00033/HOU	11/07/2025	Rear & side extension and new roof incorporating loft conversion.	28 Ricardo Crescent Christchurch BH23 4BX	P/25/00033/HOU	HH	Delegated
P/25/00010/FUL	11/07/2025	Installation of replacement UPVC windows to first, second and third floors of the front elevation (retrospective)	Caspian House 111 Old Christchurch Road Bournemouth BH1 1EP	P/25/00010/FUL	WR	Delegated
P/25/00851/ADV	30/06/2025	3 No. Fascia signs on frontage of building and timber covered area. Flag advert displayed on roof above entrance. Mobile advert - banner flag.	58-61 Westover Road Bournemouth BH1 2BZ	P/25/00851/ADV	WR	Delegated
7-2025-4531-AB	30/06/2025	Retrospective consent sought for timber pergola and external seating	Funky Griller 58-61 Westover Road Bournemouth BH1 2BZ	7-2025-4531-AB	WR	Delegated
P/25/00862/TTPO	27/06/2025	T2- Monterey Pine: fell to ground level. T5- Monterey Cypress: fell to ground level. T6- Monterey Cypress: reduce height to 10m and crown spread to 9m leaving a balanced crown. T7- Pine: fell to ground level. All reasons for this work and site map showing location of the trees are on the MWA Arboricultural Appraisal Report attached to this planning application.	Mudehaven Court 64 Mudeford Christchurch BH23 3NN	P/25/00862/TTPO	TRF	Delegated
C/2024/2025	27/06/2025	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	3 Ashford Road Bournemouth BH6 5QB	Enforcement	WR	Delegated

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P/25/00867/CLP	26/06/2025	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.	8B Partridge Walk Poole BH14 8HL	P/25/00867/CLP	WR	Delegated
7-2024-9354-F	23/06/2025	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	1346 Christchurch Road Bournemouth BH7 6ED	7-2024-9354-F	WR	Delegated
8/24/0677/FUL	13/06/2025	Demolish existing dwelling and replace with two dwellings	4 Knightwood Close Christchurch BH23 4NE	8/24/0677/FUL	WR	Delegated
7-2024-6653-U	13/06/2025	T1 Sycamore . Fell to ground level and carry out replacement planting with a 3M high container grown tree of a species to be agreed with the council.	22A Ken Road Bournemouth BH6 3EU	7-2024-6653-U	TRF	Delegated
TP/24/00815/X	12/06/2025	2 x Western Red Cedars - Crown reduction by 5.5 m & 7.5 m	Pinehurst Hall, 23 Burton Road, Poole, BH13 6DT	TP/24/00815/X	TRF	Delegated
P/25/00187/HOU	08/06/2025	Convert loft to habitable space including a side dormer	44 Windsor Road Christchurch BH23 2EE	P/25/00187/HOU	HH	
P/25/00524/FUL	07/06/2025	Sever plot and erect chalet bungalow adjacent to 15a Jacqueline Road (revised scheme)	15A Jacqueline Road Poole BH12 3JQ	P/25/00524/FUL	WR	Delegated
P/25/00030/FUL	07/06/2025	Sever land and erect 1 No 3 bedroom house with parking	15 Uppleby Road Poole BH12 3DB	P/25/00030/FUL	WR	Delegated
APP/24/00860/F	25/05/2025	Site severance and erection of new dwelling	5 Cobham Way Poole Wimborne BH21 1SJ	APP/24/00860/F	WR	Delegated

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7-2025-26319-D	21/05/2025	T1 -Monterey Pine - Fell to ground level	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	7-2025-26319-D	HR	Delegated
APP/24/01342/F	13/05/2025	Change of use from single garage to a dwellinghouse	The Garage Between 22 Banks Road and 1 Panorama Road, Poole, BH13 7QE	APP/24/01342/F	WR	Delegated
8/24/0700/FUL	09/05/2025	Retrospective application for a separate self-contained dwelling.	44 Portfield Road Christchurch BH23 2AG	8/24/0700/FUL	WR	Delegated
P/25/00201/TTPO	02/05/2025	T1 Lime - Fell to ground level and replant with Fastigate Hornbeam.	15 Shelley Close Christchurch BH23 4HW	P/25/00201/TTPO	TRF	Delegated
7-2024-891-AF	01/05/2025	Outline Application for partial retention of building including main facades at three levels on the Westover Road and Hinton Road frontages to allow for the construction of 936sq.m. commercial floorspace at lower ground and upper ground levels, comprising three units for use within either E (a) (retail), E(b) (restaurant), F1 (learning and non-residential institution) or F2 (b, c & d) (local community); 85 apartments, 26 car parking spaces, associated servicing facilities, refuse and cycle storage.	35 43 Westover Road Bournemouth BH1 2BZ	7-2024-891-AF	WR	Delegated
8/24/0208/FUL	30/04/2025	Change of use from agricultural to dog day care and erection of associated buildings and infrastructure	Land off Christchurch Road West Parley Bournemouth Dorset BH23 6BB	8/24/0208/FUL	WR	Delegated
7-2025-4582-AA	22/04/2025	T1 - Holm oak - Cut back branches which grow above the garden of Tattersalls back by 4m to the edge of the lawn. T2 -Sycamore - Prune back branches to provide a 2m separation from the summer-house.	East Cliff Manor 45 Christchurch Road Bournemouth BH1 3PH	7-2025-4582-AA	TRF	Delegated

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7-2024-11568-F	16/04/2025	Demolition of garage and erection of four terraced dwellings and a coach house style dwelling and associated landscaping and infrastructure	57 Lansdowne Road Bournemouth BH1 1RN	7-2024-11568-F	WR	Delegated
7-2024-9354-G	15/04/2025	Demolition of 2 storey side elevation, sever land and erect an extension to form additional dwelling to the side of existing dwelling. Sever land to the rear and erection a detached 2 storey building comprising 2no. 1 bedroom flats with on site car parking and provision for bicycle and refuse storage	1346 Christchurch Road Bournemouth BH7 6ED	7-2024-9354-G	WR	Non- det
APP/24/00815/F	09/04/2025	Use of outbuilding as self-contained unit of accommodation. Retrospective application.	12 Dalkeith Road, Poole, BH13 6LQ	APP/24/00815/F	WR	Delegated
8/24/0718/HOU	07/04/2025	Retrospective consent for outbuilding for use in part associated with short term holiday lets and partly for family use as spare bedroom accommodation	6 Stroud Gardens Christchurch BH23 3QY	8/24/0718/HOU	WR	Delegated
ENF/25/0012	03/04/2025	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	Theme Park Merritown Lane Christchurch BH23 6BA	Enforcement	WR	Delegated
APP/24/00807/F	03/04/2025	Removal of existing sunroom and addition of bespoke garden room to rear elevation	1 Rowington Hall, 4 Dover Close, Poole, BH13 6EA	APP/24/00807/F	WR	Delegated
7-2023-6116-G	01/04/2025	Erection of 2 x 1-bed flats (Use Class C3) with associated access at the rear of existing commercial unit (Use Class E(a))	561 Christchurch Road Bournemouth BH1 4AH	7-2023-6116-G	WR	Delegated
7-2024-18783-D	18/03/2025	Certificate of lawfulness to establish use as a 7-bedroom HMO (Sui Generis)	61 Gresham Road Bournemouth BH9 1QS	7-2024-18783-D	WR	Delegated
8/23/0675/CLE	14/03/2025	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	The Barn 41A Burley Road Christchurch BH23 7AJ	8/23/0675/CLE	WR	Delegated
7-2024-5603-AQ	07/03/2025	T43- Red Oak - To reduce branches close to the building to a clearance of 3m. To reduce the whole crown by 2m and shape.	Homedale House 30A Wimborne Road Bournemouth BH2 6QB	7-2024-5603-AQ	TRF	Delegated

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C/2024/1952	06/03/2025	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Enforcement	WR	Delegated
8/24/0752/FUL	27/02/2025	Division of existing garden and construction of new dwelling	Glenlyn Bramble Lane Christchurch BH23 5NB	8/24/0752/FUL	WR	Delegated
8/24/0674/HOU	26/02/2025	Retain an existing 1.8m high fence that replaced a section of an existing hedge. Retrospective application.	2 Jellicoe Drive Christchurch BH23 3SL	8/24/0674/HOU	HH	Delegated
APP/24/00829/P	24/02/2025	Demolition of existing dwelling and erection of four no. detached bungalows, formation of access and parking.	48 Hillbourne Road, Poole, BH17 7JB	APP/24/00829/P	WR	Delegated
7-2024-2952-J	17/02/2025	Outline planning application for extension and conversion of the existing building into a block of 8no. flats and a 10no. bedroom HMO with car parking.	117-119 Malmesbury Park Road Bournemouth BH8 8PS	7-2024-2952-J	WR	Delegated
APP/24/00938/F	13/02/2025	Demolition of an existing dwellinghouse; erection of a replacement dwelling and workshop/store outbuilding and subdivision of the plot to erect a further single detached dwellinghouse with associated access, parking and landscaping.	40 Brownsea View Avenue, Poole, BH14 8LQ	APP/24/00938/F	WR	Delegated
C/2022/1023	11/02/2025	Without planning permission, the erection of raised platforms to the rear of the dwelling.	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Enforcement	WR	Delegated
7-2024-26969-D	03/02/2025	Outline application with some matters reserved for the demolition of existing house and the erection of a block of 5 flats with off road car parking and associated works	5 Seafield Road Bournemouth BH6 3JE	7-2024-26969-D	WR	Delegated
7-2024-23085-I	03/02/2025	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	7-2024-23085-I	WR	Delegated

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S78/2025/7598	28/01/2025	Alterations & additions including replacement of existing roof with 2 additional floor levels incorporating pitched roof with dormers & second floor balcony facilities to provide 4 flats	Chessel Court 1A Chessel Avenue Bournemouth BH5 1LQ	7-2024-29057	WR	Delegated
APP/24/00895/J	27/01/2025	Certificate of Existing Use or Development for an annexe that has been in C3 residential use as a separate dwelling	Annexe, 9 Enfield Crescent, Poole, BH15 3SJ	APP/24/00895/J	WR	Delegated
APP/24/00362/F	15/01/2025	Plot severance and the conversion and extension of the existing outbuilding/garage to create a detached dwelling with associated access and parking.	29 Western Road, Poole, BH13 7BH	APP/24/00362/F	WR	Delegated
S78/2025/7595	14/01/2025	Erection of a single storey rear extension, erection of a two-storey side extension, hip to gable roof alteration and associated internal remodelling.	120 Parkwood Road Bournemouth BH5 2BN	7-2024-14198-B	WR	Delegated
S78/2024/7593	23/12/2024	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	7-2024-3617-J	WR	Delegated
APP/23/00327/F	15/10/2024	Full demolition of the existing dwelling and erection of replacement dwelling.	1 Avalon, Poole, BH14 8HT	APP/23/00327/F	WR	Delegated
8/22/0445/OUT	15/10/2024	Outline application for demolition of existing buildings and erection of a mixed use block consisting of 3 offices and 25 apartments with associated bin and cycle stores	195 & 195A Barrack Road Christchurch BH23 2AR	8/22/0445/OUT	WR	Delegated
S78/2024/7582	08/10/2024	Alterations, extension and conversion of existing dwelling to form 10 apartments. Erection of a coach house with associated bin/bike stores, parking and access. Demolition of existing extension and carport.	34 West Overcliff Drive Bournemouth BH4 8AB	7-2023-5666-N	WR	Delegated
EN/23/00097	03/10/2024	Email from Building Control regarding an office building being built	227 Bournemouth Road, Poole, BH14 9HU	EN/23/00097	WR	Delegated
EN/24/00123	09/09/2024	Linked to previous case EN/22/00262 - Change of use from office to self contained living unit. APP/22/01304/F Refused on 09/04/2024 - Retrospective planning application for a ground floor flat to be used as a dwelling which was formerly office area.	300 Ringwood Road, Poole, BH14 0RY	EN/24/00123	WR	Delegated

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APP/23/01383/F	20/08/2024	Single storey rear extension; single storey side extension; first floor dormer; Juliet balcony to rear, car port; demolition of garage and associated works.	Conifers, Merley Park Road, Wimborne, BH21 3DD	APP/23/01383/F	HH	Delegated
8/24/0221/FUL	01/07/2024	Demolition of the existing building and erection of 2 detached dwellings with associated access and parking arrangements (revised scheme)	Beech Lawn 51 Hinton Wood Avenue Christchurch BH23 5AE	8/24/0221/FUL	WR	Delegated
APP/23/01228/F	25/04/2024	Partial demolition of the garage, erect new side elevation walling, sever land and erect 2 detached houses with associated car parking (revised scheme)	4 Burton Road, Poole, BH13 6DU	APP/23/01228/F	WR	Non- det
APP/22/01570/F	23/04/2024	Proposed change of use from annex to guesthouse (C1)	Annexe, 40 Sterte Esplanade, Poole, BH15 2BA	APP/22/01570/F	WR	Delegated
APP/23/01318/F	17/04/2024	Erection of 2 storey front and side extension, new porch and chimney stack to side. Amend finishing materials and replace windows.	10 Felton Road, Poole, BH14 0QS	APP/23/01318/F	HH	Delegated
APP/23/01397/P	16/04/2024	Outline application to demolish existing bungalow and garage. Construct 3 houses.	6 Pinewood Road, Poole, BH13 6JS	APP/23/01397/P	WR	Delegated
APP/23/00154/F	09/04/2024	Use of the buildings and land for commercial activities falling within Sui Generis restaurant/takeaway, erection of toilet facilities.	Unit 3 Sharp Road, Poole, BH12 4BG	APP/23/00154/F	WR	Non-Det
8/23/0279/TTPO	26/03/2024	T1 - Oak - Fell.	8 Redwood Drive Winkton Christchurch BH23 7BP	8/23/0279/TTPO	TRF	Delegated
TP/22/00810/X	13/03/2024	T1 Oak in group 2, reduce crown radius from 10m to 5m to stop it overhanging garage and greenhouse, also reduce height to 5m to maintain overall shape. The base of the trunk is 7.9m from the garage and 6.3m from the greenhouse, but the tree is leaning so that the centre of the crown is 1m closer than the base of the tree.	5 Sharlands Close, Broadstone, BH18 8NB	TP/22/00810/X	TRF	Delegated
TP/23/00360/X	13/02/2024	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	23 Widworthy Drive, Broadstone, BH18 9BD	TP/23/00360/X	TRF	Delegated

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APP/23/01163/K	09/02/2024	Certificate of Lawfulness for Proposed use or operation for the erection a rear extension to the dwelling, insertion of velux windows and the erection of a detached garage.	98A Ashington Lane, Wimborne, BH21 3DG	APP/23/01163/K	WR	Delegated
APP/23/00865/F	31/01/2024	Side extension to provide new first floor office and storage space over open car park under.	6 Witney Road, Poole, BH17 0GH	APP/23/00865/F	WR	Delegated
8/21/0331/CONDR	31/01/2024	Demolition of existing dwelling and erection of 14 apartments with underground parking. Variation of Condition 2 (approved plans) of Planning Application 8/20/0752/OUT to make revisions to the design of the building. - Application to discharge conditions 10, 11 and 14 Does the	20 Chewton Farm Road Christchurch Dorset BH23 5QN		WR	Committee
ENF/23/0222	24/01/2024	Unauthorised marquees	The Boathouse 9 Quay Road Christchurch BH23 1BU	Enforcement	WR	Delegated