

Planning Committee Report

Application Address	Durley Chine Depot, West Undercliff Promenade, Bournemouth
Proposal	Demolition of four buildings (public toilet block, a former beach office, a storage block and a portacabin block) and eleven beach huts. Construction of a new 2 storey Environmental Education Visitor Centre, staff welfare building, Cafe and replacement Public WCs- Regulation 3
Application Number	7-2020-18384-S
Applicant	BCP Council
Agent	Footprint Architects Ltd
Date Application Valid	23 July 2020
Ward	Westbourne & West Cliff
Report Status	Public
Meeting Date	5 th November 2020
Recommendation	Grant in line with recommendations below
Reason for Referral to Planning Committee	In the wider public interest as the development is in a sensitive seafront location.
Case Officer	JGH

Description of Development

1. Planning consent is sought for the demolition of four buildings that include a public toilet block, a former beach office, a storage block and a portable cabin block, and eleven beach huts. The construction of a two storey environmental education visitor centre is proposed with a staff welfare area, a kiosk and replacement public WCs.
2. The applicant has provided the following information:
 - Proposed floor plans and elevations, including cross sections;
 - Flood risk assessment;
 - Preliminary risk assessment regarding contaminated land;
 - Ecology report;

- Landscaping plan;
- SUDs design;
- Sustainability statement;
- Design and access statement.

On the 13th October amended plans were received with revised floor plans and elevations due to an error with a survey requiring a small amendment to the positioning of the building.

3. Overview:

	Existing	Proposed
Use	Four buildings comprising of the lifeguard station, storage, Public W/Cs and 11 beach huts	An environmental education visitors centre including a café, replacement public WCs, staff welfare centre, classrooms, storage.
Height	Single storey	Welfare and education building: 4.5m Eaves of the canopy: 2.2m Maximum height of sedum roof: 3.7m Toilet block – 2m
Width	Lifeguard building: 14.5m RLNI building: 7.7 WCs: 4m Storage: 5.5m	Welfare and education building: 5.3m Canopy: 13m Storage buildings within the yard – 6m Toilet block – 10.5m
Depth	Lifeguard building: 3m RLNI building: 3.7m WCs: 21m Storage: 5m	A maximum of 12m from the rear retaining wall. Storage buildings within the yard – 20m Toilet block – 3m
Kiosk		15m ²
Cycle parking		22 cycle spaces in the public area (20m ² dedicated area), 6 staff cycle spaces within a lockable cycle store accessed via the yard.

Key Issues

4. The main considerations involved with this application are:

- Impact on character and appearance of the seafront;
- Flood risk;
- Cliff stability;
- Impact on ecology;
- SUDs;
- Potential contamination;
- Impact on the highway;
- Sustainability;
- Security;
- Planning balance.

5. These points will be discussed as well as other material considerations at paragraphs 12 to 49 below.

Planning Policies

6. Core Strategy (2012)

CS1: 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
CS30: Promoting Green Infrastructure
CS34: Sites of Special Scientific Interest
CS35 Nature and Geological Conservation Interests
CS38: Minimising Pollution
CS41: Design Quality

7. District Wide Local Plan (2002)

3.20: Contamination
3.25: Land Stability
3.28: Flooding
4.25: Trees and landscaping

8. Supplementary Planning Documents:

Sustainable Urban Drainage Systems (SUDS) - PGN
Bournemouth Parking – SPD
The Bournemouth Borough Council Seafront Strategy 2007. Relevant aims:
1. Creating a more environmentally sustainable seafront;
2. Achieving reinvestment, economic regeneration and a sustainable product;
3. Delivering truly memorable customer experiences;

9. The National Planning Policy Framework (2019)

Paragraph 11: presumption in favour of sustainable development.
Paragraph 124: achieving well designed places
Paragraph 148: meeting the challenge of climate change, flooding and coastal change.
Paragraph 151: increasing the use of renewable and low carbon energy and heat.
Paragraph 155: flood risk and inappropriate development
Paragraph 167: coastal change
Paragraph 170: enhancement of the natural and local environment
Paragraph 175: protection and enhancement of biodiversity and SSSI
Paragraph 178: ground condition and pollution.

Relevant Planning Applications and Appeals:

10. Planning Performance Agreement pre application, February 2020.

Representations

11. Site notices were posted in the vicinity of the site on 05/08/2020 with an expiry date for consultation of 28/08/2020.
12. Five representations have been received, raising an objection. The issues raised comprise the following:-
 - Do not need a visitor centre;
 - Too modern;
 - Money could be spent on other things such as repairing Bournemouth Pier;
 - Unable to open documents on the Councils website;
 - Overdevelopment in an area with a lack of car parking;
 - Failure to provide the same number of public toilets within the new building;
 - Concern regarding the removal of beach huts and beach hut tenants displaced;
 - Proposed visitors centre would be better placed on the promenade, to enable disabled access and to attract more visitors;
 - Blot on the landscape and unsuitable place;
 - Proposed development is ugly and out of character with the seafront;
 - A Beach hut owner is concern about the large oppressive east elevation which will face them;
 - Loss of beach huts;
 - Concern there is no replacement freshwater tap.

Consultations

13. Local Highway Authority – no objections, subject to condition.
Waste and Recycling Officer – no objections.
Coastal Protection Officer – no objections.
Urban Design – amendments requested.
Environmental Health – no objections, condition required.
External geotechnical engineer – no objections.
Sustainable Urban Drainage Systems Engineer – Further information required, condition.
Environment Agency – no objections subject to consultation with coastal protection team and recommended conditions.
Natural England – no formal comments.
Dorset Wildlife Trust – no objections subject to the proposed landscaping is native species.

Constraints

14. The application site is on the seafront, adjacent to the sea wall and therefore has a flood risk potential. In addition, the site is located in front of the designated Poole Bay Cliffs SSSI.

Planning Assessment

Impact on character and appearance of the seafront.

15. The application site is located on the seafront adjacent to the promenade. To the east of the site is the Council yard which is licenced by the Environment Agency as a waste transfer station and is used as a holding yard for litter removed from the beach, vehicle store and storage of equipment. To the west of the site is the Durley Inn, a two storey restaurant operated by Harvester and Chineside, a two storey building comprising of a

café, kiosk, beach office and public toilets. To the north west is a steep road comprising of a public car park and access to West Cliff Road.

16. The existing site contains four buildings comprising of the lifeguard station, public WC's, storage buildings and 11 beach huts. It is proposed to demolish the existing buildings and remove the 11 beach huts from the site. The construction of 3 buildings, connected by a uniting roof is proposed. The buildings consist of a single-storey public WCs, a kiosk and a two storey education and welfare building. The external spaces created under the oversailing roof provide space for a visitor attraction in pod structures. These pods are in the form of freestanding beach huts where the displays can be updated when required.
17. The aim of the proposal is to provide a new amenity to educate the public on environmental issues related to waste management and the impact of waste and plastic pollution on the sea and natural environment. Classrooms will also be provided with the aim of attracting groups of visitors and schools. It is envisaged that many visitors will discover the visitors centre whilst walking along the promenade and it will provided a new attraction to the seafront that can be used by visitors and local residents. The use of the site and location of the visitors centre is considered acceptable.
18. All the buildings along the promenade sit well below the cliff top so that the appearance and scale of the cliffs is the dominant character, with buildings being subservient. The seafront is a sensitive location and it is important that any addition is sympathetic to its seafront setting and does not change the character.
19. The existing site is tired with the various buildings failing to positively contribute to the seafront location. There are no objections to the demolition of the existing buildings and it is an opportunity to improve the visual appearance of this part of the seafront.
20. There is a retaining wall which runs along the boundary with the cliff and the proposed development sits in front of this retaining wall. Setting the development away from the cliff and within the retaining wall helps to minimise the impact on the cliff stability and the impact on the designation of the cliffs ecological importance.
21. The classrooms and staff welfare areas will be contained within a two storey Passivhaus building. This type of building is also known as an eco building and uses very little energy for heating and cooling. Paragraph 151 of the NPPF and Policies CS2 and CS3 of the Core Strategy promotes the use of low carbon technologies and renewables which this development proposes to do. The Passivhaus design is an appropriate method of construction for an environmental visitor centre as visitors can physically see an eco build in operation. The two storey height is considered appropriate and not excessive for the seafront location.
22. The building line follows the existing beach hut line to the east and the depth is in a similar position to the existing RLNI building (to be demolished). The two storey building will not project out in front of the beach huts but single storey elements such as the accessible ramp, steps and bin area will project in front of the beach huts but contained within the footpath kerb to the promenade. Whilst it has been suggested by the Urban Design Officer to set the building back so that the whole buildings aligns with the adjacent beach hut building line leaving the pavement unobstructed, due to the constraints of the retaining wall the building cannot be pushed back into the site. It is unfortunate that it cannot be stepped back but given all the positives that this development will bring on balance the ramp, steps, and bin area that would protrude across the pavement is not considered adversely harmful to warrant refusal. The building has been sited within the retaining wall in order to provide

ecological gain by removing the lifeguard building that is on a higher level beyond the retaining wall and providing native planting. If the building was to be pushed further into the site, it would then impact the cliff and cause additional shading that in turn could adversely affect the designated SSSI. Most views of the building would be on approach either side of the promenade and it is considered that what will be on view will not be adversely harmful and the building will become a landmark without appearing oppressive in its setting.

23. The public WCs and kiosk are single storey independent structures with the green roof providing a canopy joining up to the two storey building. Under the canopy are free standing pods, educational displays and seating for visitors. The use of free standing structures under a lightweight green roof reduces the bulk of what could have been otherwise an overly wide and solid building. The scale is considered acceptable and would not appear over dominant in its setting. There are various entrances including ramped access aiming to encourage exploration of the site and engagement with the exhibits.
24. To the north of the site shipping containers are proposed within the Council yard to provide additional storage and there are no objections to the structures. Solar panels will be placed on the shipping containers contributing to the green production of energy which is welcomed.
25. The proposal includes a kiosk with a seating area under the canopy which is considered to attract visitors to the centre. The size of the kiosk is considered acceptable and appropriate to the location. Full details have been provided regarding the waste management of the kiosk and two storey building which has been considered acceptable. An area for public disposal and recycling of waste is included within the design with a dedicated area in front of the building aiming to encourage participation in recycling and collection of waste.
26. The proposed materials on the education and welfare building is timber cladding which is considered an appropriate and traditional material to use on the sea front. The kiosk and WC block will have a concrete finish. The green sedum roof will be a timber construction and add interest to the site whilst providing shade. The colour pallet is natural which is appropriate to the setting of the seafront. The relatively simple design approach by incorporating single storey independent structures with a two storey building connected by a green roof helps to blend the proposal into the relatively natural setting and maintains subservience to the cliff side. The proposal is considered to diversify the seafront attraction to residents and visitors and is not considered to cause a harmful impact on the character or appearance of the seafront and is considered appropriate to its setting.
27. The overall development is considered acceptable and would not be harmful to the seafront and would comply with Policies CS1, CS6 and CS41 of the Core Strategy, the Seafront Strategy and paragraphs 11 and 124 of the NPPF.

Flood Risk:

28. In accordance with Policy 3.28 of the Bournemouth District Wide Local Plan and paragraphs 155 and 167 of the NPPF, a flood risk assessment was submitted and a consultation was sent to the Environment Agency (EA). The flood risk assessment produced for this site rates the flood risk in this area as a low risk and is outside of the flood zones.
29. The EA have made formal comments on the application and confirm that as the height of the proposed redevelopment (minimum finished floor level 4.2mAOD), that it is not expected to be within the extreme tidal still water flood risk area. In addition, flood

resistance in the design was also discussed as well as safe access and egress during a storm and this has been sent to the applicant. The EA have recommended that a flood warning and evacuation plan is compiled to ensure safety in extreme weather events and a condition will be included for prior approval to ensure safety in extreme weather events.

30. Whilst outside of the flood zone, the EA raised a concern regarding the potential risk from wave overtopping. The EA states *“In summary your Authority need to be satisfied that the impact that storms and wave action have along this stretch of coast, can be managed safely as this is introducing additional vulnerability over the existing use”*.
31. The Councils coastal engineer has been consulted on this application and a copy of the consultation response by the EA sent. The comments were as follows:
32. *“The most recent assessment of wave overtopping risk in this area was as part of the 2014 Poole Bay, Poole Harbour & Wareham Flood and Coastal Erosion Risk Management (FCERM) Strategy, and for this area that concluded that there is presently limited flood risk from wave overtopping (SoP reported as being 0.1% AEP). This assumes beach levels are maintained at the required levels. This is what we aim to achieve for the foreseeable future by actively managing the beach and seeking to ensure sufficient volume to avoid the aging seawall being exposed to wave action to stop it being damaged by storms and so this minimises risk of wave overtopping”*.
33. It is considered that there is a risk of wave overtopping if the beach is not actively managed in the future. Regard is also given to paragraph 167 of the NPPF regarding coastal change. The coast and sea levels are changing but there are active projects in place seeking to continue the active management of the sea wall and beach levels until 2040. The site is not currently in the flood zone and a flood warning and evacuation plan should ensure that safety in extreme weather is planned for.

Cliff Stability:

34. A geotechnical report has been submitted with this application. The report includes an inspection of the adjacent cliff to assess its condition and the risk of instability. The report was submitted to and assessed by the Councils external geotechnical consultants and no objections or concerns were raised to the risk assessment or conclusions of the report. The risk to cliff stability is therefore considered acceptable and in accordance with Policy 3.25 and paragraph 178 of the NPPF.

Sustainable Urban Drainage Systems (SUDs):

35. In accordance with Policy CS4, a SUDs strategy has been submitted which proposes to dispose rainfall via the existing Wessex Water system at various entry points. Efforts have been made to attenuate and to reduce the discharge and discharge rate using sustainable drainage systems. Consultation between Wessex Water and the applicant are ongoing and as it has not been agreed in writing that the flow rates are an acceptable rate, it is recommended to include a condition for prior approval of the SUDs strategy to enable the Councils drainage engineer to review the strategy once it has been agreed with the third party.

36. Potential Contamination:

Due to the development being adjacent to the Council yard, which is used as a waste transfer station storing the debris removed from the beach there is the potential for contamination to occur. In accordance with Policy 3.20 and paragraph 178 of the NPPF, a detailed risk assessment has been submitted and assessed by the Councils external consultants and Environmental Health who confirm the report is robust and provides an adequate desk top study. The report recommends that ground investigation is carried out and a condition will be included for submission of additional information.

Impact on Ecology:

37. A detailed ecology report has been submitted with this application due to the site being adjacent to the Poole Bay Cliffs SSSI. The SSSI was designated due to the presence of sand lizard and notable species of invertebrates. The applicants ecology consultant carried out 5 reptile and invertebrate surveys and lizards were found within the SSSI on the coastal slope in a close proximity to the development site. A bat emergence survey was also carried out and no bats were present on site. The consultant noted that most of buildings proposed to be demolished are single storey constructions with flat roofs and no suitable features for roosting bats. The public conveniences provide limited suitable habitat for roosting bats in the form of lifted roof tiles and was assessed as being of low suitability for roosting bats, all remaining buildings were assessed as being of negligible suitability for roosting bats. An assessment of habitats was also undertaken with a list of flora species and birds spotted whilst undertaking the assessments was included in the report with rare species spotted.
38. The report concludes that the site and the adjacent Poole Bay Cliffs SSSI are assessed as having suitability for roosting bats, foraging and commuting bats, breeding birds, reptiles and notable species or assemblages of invertebrates but none were found on site. Mitigation and enhancement measures have been recommended in the report and a condition is to be included to ensure the method of construction and storage of materials will not adversely affect the SSSI cliff.
39. The proposal includes ecological gain by removing the lifeguard building, which is currently behind the retaining wall directly in front of the cliff and providing native landscaping in this area, which is welcomed by Dorset Wildlife Trust and the Councils Landscaping Officer. The proposed building sits within the retaining wall boundary and is considered to be an improvement to the existing situation. In addition, a sedum roof is proposed with native species to be planted which is considered to add to the biodiversity and support the ecology of the cliffs. The proposal is considered to positively impact the ecology of the area, supporting Policies CS30, CS34, CS35 and paragraphs 170 and 175 of the NPPF.

Impact on the Highway:

40. The Local Highway Authority (LHA) considers that public car parks at Durley Chine and nearby town centre car parks, as well as sections of unrestricted on-street parking, can safely accommodate the car parking demand associated with the proposed use. Furthermore, a significant element of visitor demand to the site is expected to be generated by pedestrians and cyclists passing by the site on the seafront promenade.
41. The visitor cycle parking for 22 cycles as proposed in drawing no. P006 Rev B complies with section 2 - Layout & Design Guidance of the Parking SPD and is considered

acceptable. It is noted that marine grade stainless steel sheffield stands are proposed at this coastal location due to its greater resistance to corrosion. In addition, a secure cycle store for 6 cycles is proposed for staff within the rear service yard in proximity to the entrance at the eastern elevation of the building containing a shower and changing room all of which will encourage staff to travel sustainably to work. A condition is recommended for prior approval of the management of deliveries to the site, operatives parking and storage of materials. In principle, the development is not considered to adversely affect the highway and is in accordance with the Parking SPD, Policy CS18 and paragraph 102 of the NPPF.

Sustainability:

42. The Council declared a Climate and Ecological Emergency on the 16th July 2019. The proposal is a direct response to the declaration seeking to educate the public on the impact single use plastics and littering has on the coastal environment. Displays will be provided in freestanding pods which gives the visitors centre a flexible approach and the ability to update when necessary.
43. Education is also being provided in the built form where the overall carbon dioxide emissions from the development will be minimised by using a passive design and improved construction methods. Renewable energy sources will be provided including solar PV panels on the green roof and shipping containers. In addition, air source heat pump heating will be used, water saving measures and low energy lighting and high efficiency appliances will be used aiming to set an example for other developments.
44. Policies CS2, CS3 and paragraph 151 of the NPPF encourages the use of low carbon and renewable energy sources and Policy CS30 promotes green infrastructure with improvements to the coastal area. The development far exceeds the local plans minimum standard for sustainable premises. Providing a sustainable and zero carbon in use development is considered to be an exemplar to other developments and would contribute towards BCP's ambition to become internationally recognised as a Green Economy Leader.

Security:

45. During pre-application discussions it was highlighted that security measures should be designed into the proposal rather than being an afterthought due to the remoteness of the site and the open nature of the site. The Police Architectural Liaison Officer made comments on the pre application scheme and the proposal has developed and incorporated security measures such as glazed and timber screening panels and balustrading and solid lockable doors. The architect has provided a proposed floor plan (refer to drawing P015 rev B) and elevation (refer to drawing 009 rev B) of the site with the security measures annotated and the location of doors, balustrades and high level glazing in order to provide adequate security measures and prevent antisocial behaviour.

Summary

46. It is considered that:
 - The development is acceptable in highway terms, with visitor and staff cycle provision;
 - The development is acceptable in its siting, scale, height, width and design;
 - The development is an appropriate use;
 - The development provides ecological gain with additional native planting;

- The development is sustainable with high eco credentials providing education to the public;
- The development is at risk of wave overtopping in extreme weather if the beach levels are not maintained long term.

Planning Balance

47. The construction method of the building and use of renewable energy sources sets this development at a much higher standard than any other development in the area. A visitors centre where people can learn about environmental matters as well as physically seeing renewables in operation is a positive attribute of the development and a direct response to the climate emergency declaration.
48. Whilst beach huts will be removed to enable the development, this is not a planning matter. concern was raised by objectors that the development will result in more activity to the site than the existing use as the eco hub aims to attract visitors to Durley Chine. It is considered that people can travel sustainably to the site and it provides an attraction that can be used by local residents and visitors with the aim of improving environmental awareness. Concerns were also raised regarding the design and height of the building but as explained in the report, the existing structures are in a poor condition and it is an opportunity to improve the site with investment in new facilities and improvements to the yard.
49. 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 character or appearance of the area and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

50. **GRANT permission with the following conditions:**

Conditions:

1. Development to be carried out in accordance with plans as listed

The development hereby permitted shall be carried out in accordance with the following approved plans: 7265 P0001 rev B, 7265 P005 rev B, 7265 P006 rev B, 7265 P007 rev B, 7265 P008 rev B, 7265 P009 rev B, 7265 P010 rev B, 7265 P011 rev B, 7265 P012 rev B, 7265 P013 rev B, 7265 P014 rev B, 7265 P015 rev B, design and access statement, ecology report produced by Ecosa Ref: 20.0244.0002.D0.

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

2. Materials as Specified

The materials to be used on the external surfaces of the proposed development shall be as specified on the application form or plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Submission of a Flood Warning and Evacuation Plan

Within three months of commencement of the development, a robust flood warning and evacuation plan shall be submitted to the Local Planning Authority for prior approval. Following confirmation by the Local Planning Authority that the Evacuation Plan is acceptable, it shall be complied with for the perpetuity of the development.

Reason: To ensure safe evacuation in extreme weather and in accordance with Policy 3.28 of the Bournemouth District Wide Local Plan (2002)

4. Construction Management Plan and Environmental Management Plan:

Prior to the commencement of development, a detailed construction management plan and environmental management plan shall be prepared and submitted for written approval of the Local Planning Authority in conjunction with the Local Highway Authority. The Construction Management Plan shall include the following:

- a) safe access to the site for deliveries, loading and unloading of plant and materials and wheel cleansing of vehicles prior to egress from the site onto the public highway.
- b) parking arrangements for operatives and construction vehicles working on-site;
- c) noise reduction measures [including times of piling operations]; and the
- d) details and siting of equipment, machinery and surplus materials on the site.

The environmental management plan shall include:

- a) details regarding the proposed working measures to safeguard the SSSI during construction;
- b) Control of dust/oil/fuel spills;
- c) Safe storage of materials away from the SSSI boundary;

The approved construction management plan and environmental management plan shall be implemented and complied with by the applicant, or its successor, upon commencement of the development and the obligations within the management plans shall be adhered to throughout the construction phase of the development.

Reason: In the interests of highway safety and impact on the designated SSSI, in accordance with Policies CS34 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

5. Remediation Scheme for Contaminated Land

Following the submission of the preliminary risk assessment desk top study, before the commencement of the development the applicant or their successors in title shall submit to the Local Planning Authority (LPA) for their written approval a Land Contamination Appraisal, comprising the 1 report and 1 scheme itemised in paragraphs 1 and 2, below. Such submission shall be made and such approval shall be obtained before the commencement of any works pursuant to this permission:

1. a site investigation report documenting the ground conditions of the site and incorporating a 'conceptual model' of all potential pollutant linkages, detailing the identified sources, pathways

and receptors and basis of risk assessment. *The report should meet the requirements of BS10175:2011+A2:2017 "Investigation of potentially contaminated sites" – Code of practice.*

2. a detailed scheme of remedial works and measures to be taken to avoid risk from contaminants or gases when the site is developed (the remediation scheme). This scheme shall include a phasing schedule showing when each particular set of remedial works will be undertaken in relation to the stage the development will have reached by that time, or prior to its commencement, where appropriate. Any variation of the remediation scheme must be agreed in writing by the LPA before the relevant remediation works are undertaken.

The approved remediation scheme shall be fully implemented before the development hereby permitted is first occupied. Any variation of the scheme shall be agreed in writing by the LPA in advance of works being undertaken. On completion of the works the applicant or their successors in title shall provide written confirmation to the LPA that all works were completed in accordance with the agreed details.

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 (February 2002).

6. Implementation of the approved landscaping plan:

The landscaping plan and specification as detailed in the report dated 8th September 2020, prepared by Partridge Associates referenced 2246/1C shall be implemented in full within 3 months of the substantial completion of the works hereby permitted. The landscaping shall be retained and maintained thereafter. Provided that alternative plant species to those specified may be used as part of the initial planting and as replacements subject to the prior approval of the local planning authority being secured both as to the need for and proposed alternative species to be used.

Reason: To ensure that the landscaping scheme is carried out in full and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

7. Cycle store and public sheffield stands to be erected prior to the use of the building commencing.

Prior to the use of the building commencing, the cycle store and public sheffield stands shall be installed as shown on the approved plans and thereafter retained, maintained and kept available for visitors and staff (as designated) of the development at all times.

Reason: To promote the cycling mode of transport and in accordance with Policy CS18 of the Bournemouth Local Plan Core Strategy (October 2012).

8. Surface Water Drainage (SUDS Implementation)

Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:

- a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
- b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run off.
- c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

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

9. No storage of materials on the cliffs

There shall be no materials at any time stored on any part of the cliffs.

Reason: the cliffs are a designated SSSI and in accordance with Policy CS34.

Informative Note: Environmental Permit – Waste.

This development site has an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2016 relating to the waste activities.

The applicant should note that if the redevelopment of the site impacts on the Environmental Permit conditions then they may need to obtain a variation to the Permit from the Environment Agency.

The applicant must note that the site working plan is already out of date and will need updating to take into account changes in the site and current Waste Management practice.

N.B.

Environment Agency to receive a copy of the decision