

## Planning Committee – 15 June 2023

### Addendum Sheet

#### Item 6a

#### Captains Club, Christchurch

8/22/1069

#### Report updates

The Agent has confirmed air source heat pumps will be installed within the proposed plant areas. Full details will be covered by condition 6.

#### Paragraph 13

Please note Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply as the site is outside of the Conservation Area.

#### Constraints (para 14)

Green Belt – The GB boundary lies to south and west of application site but the site is outside of this designation so greenbelt policies not applicable.

Public Right of Way – Public footpath E61/10 runs from the east of the Hotel along the frontage of the hotel site.

#### Paragraph 30 – Design and Conservation consultation

Please note that separate initial consultation responses were received on 22/02/23 and 28/02/23. However, the comments in the report are the combined response from Design and Heritage in response to the amended plans. Please see the full responses on the file on-line.

#### Paragraph 56

Removed word ‘unacceptably’ in last sentence.

Addition of - This conclusion has had regard to paragraph 199 of the NPPF which states; “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”. Furthermore, paragraph 200 of the NPPF states: “. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”. It is considered that the proposal does not harm the significance of the setting of the Conservation Areas and Grade I listed Priory.

#### Additional paragraph after para 58 (Heritage issues)

In reaching this decision the Council has had due regard to the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

## Biodiversity

Paragraph 84 – The submission document states that there is a 78.57% net gain from new habitat units.

## **Amendments to conditions**

### Change to condition 3

Addition of following wording at end of condition:

*The development shall thereafter at all times only be carried out in accordance with the approved Demolition and Construction Method Statement*

### Change to Condition 9

No *plant or machinery* ("the Noise Source") shall at any time be used on *the development hereby permitted* unless the Noise Source has been *enclosed with sound-insulating material and mounted in a way* ("the Noise Attenuation Measures") such that any noise generated by or emitted from the Noise Source will at all times be at least 5 dB(A) below the pre-existing background levels identified in the approved noise survey dated 16th February 2023 (Ref; R9895-1, Rev 0) as measured against the locations from which the pre-existing background levels were measured ("the Maximum Noise"). The Noise Attenuation Measures shall at all times be retained and at no time shall the Maximum Noise be exceeded.

### Change to condition 11

Prior to any of the approved new hotel bedrooms being brought into use, a cycle parking scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the location and type of the cycle parking provision, with adequate secure and covered cycle parking facilities capable of efficiently storing a minimum of nine bikes, with additional open stands for a minimum of four bikes. Development shall be carried out in accordance with the approved details prior to the occupation of the new hotel bedrooms and retained as such thereafter.

### Changes to condition 14

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

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

## **Recommendation**

Recommended that this application be delegated to the Head of Planning to Grant permission subject to:

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

**6b**

**32 Addington Place, Christchurch  
8/23/0027/HOU**

No update required.

**Recommendation**

As per the published agenda report.

**6c**

**46 Winston Avenue, Poole  
APP/23/00185/F**

No update required.

**Recommendation**

As per the published agenda report.

**6d**

**Land at Aviation Business Park, Viscount Road, Hurn, Dorset  
Applications: 8/19/0864/FUL, 8/19/0870/FUL and 8/19/0882/FUL**

No update required.

**Recommendation**

As per the published agenda report.