



Planning Committee

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| Application address | Boscombe Pier, Undercliff Drive, Bournemouth, BH5 1BN |
| Proposal | Installation of a beach shower in the shape of a Jimmy's Iced Coffee Bottlecan on a stepped composite decking |
| Application Number | 7-2024-4982-AB |
| Applicant | Jimmy's Iced Coffee |
| Agent | Jimmy's Iced Coffee |
| Ward and Ward Member(s) | Boscombe West Councillor Patrick Canavan Councillor Gillian Martin |
| Report Status | Public report |
| Meeting Date | 29 August 2024 |
| Summary of Recommendation | GRANT subject to conditions |
| Reason for Referral to Planning Committee | BCP Council is the landowner |
| Case Officer | Eden Evans |
| Is the proposal EIA Development? | No |

Description of Proposal

1. This application proposes the installation of a beach shower in the shape of a Jimmy's Iced Coffee Bottlecan on a stepped composite decking. The shower structure measures 2.84m in height by 2.75m in width. The decking area surrounds the shower and measures 0.35m in height to the higher step which has a footprint of 2.251m by 3.234m. The lower step occupies a larger footprint of 2.817 by 3.8m and measures 0.175m in height. The application is retrospective as the shower has already been installed.

Description of Site and Surroundings

2. The application site is located on the seafront, to the east of Boscombe pier. This section of the seafront is characterised by public facilities and commercial uses. The application site is in close proximity to indoor public showers, toilets and barbecues as well as the Urban Reef café and restaurant. The structure is proposed between the promenade and the sand on a curved area of hardstanding with railings separating this area from the beach

Relevant Planning History:

3. There is a concurrent advertisement consent application for the structure:

7-2024-4982-AA Advertisement Consent: Installation of a beach shower in the shape of a Jimmy's Iced Coffee Bottlecan on a stepped composite decking – Outstanding

Constraints

6. There are no relevant site constraints.

Public Sector Equalities Duty

7. 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.

Consultations

8. Local Highway Authority – no objection

Representations

9. Site notices were posted in the vicinity of the site on 08/07/2024 with an expiry date for public consultation of 29/07/2024. No representations have been received.

Key Issue(s)

10. The key issue(s) involved with this proposal are:

- Impact on character and appearance of the area
- Impact on residential amenity
- Impact on highways/footways

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

Policy context

12. Local documents:

Core Strategy (2012)

CS18: Opportunities for cycling and walking
CS41: Quality Design

Supplementary Planning Documents:
Bournemouth Public Realm Strategy Guiding Principles (2013)

13. National Planning Policy Framework (“NPPF” / “Framework”)

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

.....

For **decision-taking** this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Section 12 – Achieving well-designed places

Planning Assessment

Impact on character and appearance of the area

- 13. Policy CS41 of the Core Strategy (2012) promotes quality design which has a positive impact on the appearance of the public realm and enhances character.
- 14. This is a retrospective application with the structure as proposed installed in 2022. It replaces a previous shower which was a BCP maintained and funded aluminium structure. This structure was smaller and more inconspicuous than the proposed.
- 15. The proposal comprises two showers concealed by a larger structure in the shape of a coffee can and straws, with a lower foot wash tap towards the base. The materials proposed are a polyurea outer bottle over a fibre glass structure on a wooden frame. A gloss finish is proposed, with dark brown lettering over a cream and blue background. It is noted that there is a concurrent advert consent application.
- 16. Considering the character of the area, this is a built-up section of the seafront with a mix of architectural and aesthetic styles much of it modern in appearance. Both the pier and this section of the promenade is characterised by commercial offerings which are conspicuous and have associated adverts. It is accordingly considered that, whilst the design is striking, it

would not be of keeping with the colourful and commercial character of this section of the seafront.

17. The decking footprint and height is considered modest and appropriate to the use. It is located on an existing tarmacked area and does not therefore impinge on the sanded beach area.
18. Overall the proposal is considered to be in keeping with the character of this section of the seafront and is accordingly compliant with Policy CS41.

Impact on residential amenity

19. CS41 of the Core Strategy (2012) also promotes quality development which respects neighbouring residential amenity. The proposed development is located approximately 70m from the nearest residences at Honeycombe Chine and is not considered to materially impact on residential amenity. There is therefore not considered to be any conflict with Policy CS41 in this regard.

Impact on highways

20. Policy CS18 of the Core Strategy (2012) denotes that development should not compromise any existing or proposed cycling or walking network. The proposed decking area is modest and is not considered to impact on the use of the promenade. The Local Highway Authority has assessed the application and raised no objection. There is therefore not considered to be any conflict with Policy CS18.

Planning Balance / Conclusion

21. There is a clear public benefit with an outdoor beach shower facility though it is noted that the proposal replaces an existing shower in this location. The proposed shower and decking, although larger and more conspicuous than the previous facility, is not considered out of keeping with this area of the seafront which is characterised by commercial uses. It is accordingly not considered harmful to the character and appearance of the area. No harm has been identified in relation to other issues including residential amenity or highways. The proposal is accordingly recommended for approval.

Recommendation

22. GRANT subject to 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:

Location plan; dwg no. PP-13108582v1

Figure 1 Proposed elevations and section; as submitted on 04/06/2024

Figure 2 Proposed floorplan; as submitted on 06/08/2024

Figure 3 Decking elevations; as submitted on 06/08/2024

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/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).

Statement required by the National Planning Policy Framework

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive 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 as submitted and no further assistance was required.

Background Documents:

Case file: 7-2024-4982-AB

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