



Planning Committee

Application Address	Bistro on Beach site, Southbourne Promenade, Bournemouth BH6 4BE
Proposal	Erection of a sauna with associated changing rooms and upper floor seating/changing area with associated works including installation of replacement public toilet facilities and relocation of bin store.
Application Number	P/25/01581/FUL
Applicant	Macemade Ltd T/A Sobo Beach
Agent	Mr Chris Meill – Pure Town Planning
Ward	East Southbourne & Tuckton Councillor Bernadette Nanovo Councillor Judy Richardson
Report Status	Public
Meeting Date	28 August 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. Planning permission is sought for the erection of a sauna with associated changing rooms and upper floor seating/changing area with associated works including installation of replacement public toilet facilities and relocation of bin store.

Description of Site and Surroundings

2. The site is in a seafront and beach location; it was the long-standing Bistro on the Beach restaurant/café site which has now been demolished. Currently the wider site is operated by SOBO Beach, with an offering of hot food and beverages along with an ice cream kiosk, in an eclectic style including a double decker bus, shipping containers, and a beetle car.

Relevant Planning History:

3. 28/07/2022 - 7-2021-1696-J – Permission was granted with conditions for the construction of a new restaurant, public conveniences and kiosk at ground floor level, with 17 overnight lodges spread over two floors above with pedestrian access bridges and other associated landscaping. Alterations to Warren Edge Car Park including a new laundry store, cycle shelter, car park access control and electrical substation. Two proposed new timber platforms off of the promenade to incorporate cycle stands and beach showers. This permission has not been implemented and has now expired.
4. 24/12/2024 - for the retention of 3no. shipping containers, comprising hot food kitchen, serveries, ice-cream kiosk and storage spaces; staircase and 'rooftop' customer seating; 1no. open-top (yellow) double decker bus with attached open sided pergola over customer seating; 1 timber shack comprising a drinks Bar; 2no. portable modular buildings to public toilets; timber fencing, ramps and decking; 1no. pink painted Volkswagen Beetle vehicle on the roof of one container. Stretch tent across part of the site (September to May). Temporary use of site for the sale and consumption of food and drink. An application to extend the temporary permission until 31 October 2027 is under consideration at this meeting.

Constraints

5. The following constraints have been identified.
 - Vulnerable coastal location although Flood zone 1.
 - The beach and promenade has an open space allocation and falls within the remit of policy CS31.
 - Site of Nature Conservation located to the rear of the site on the cliff and cliff top. No development is proposed within this area.

Public Sector Equalities Duty

6. 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

7. 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.
8. 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 normally licencing conditions which would help to control and anti-social behaviour.
9. 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.

Consultations

10. Environmental Health Officer - There is a sufficient distance between the source and nearest residential properties, and providing the wood burning appliance is installed in accordance with manufacturers guidance, by a HETAS engineer and maintained adequately there should not be any visible smoke emissions once the wood burner is up to operating temperature. However, we would recommend a condition to the following effect if a wood burning appliance is to be installed;

1. The proposed Wood Burner and flue must be installed by a HETAS qualified engineer. A certificate confirming this shall be submitted to the LPA within 3 months of installation. No materials other than those specified by the manufacturer shall be used to fuel the appliance. The appliance shall be installed in accordance with manufacturers instructions and maintained in effective working condition at all times thereafter.

2. The use hereby permitted shall only take place between the hours of 07.30 to 21.30. (These hours have been suggested in the application).

Informative: Environmental Health have previously dealt with cases where inadequate fluing or inappropriate locations for wood burners have caused problems in the locality and the property it serves. We recommend that planning consult with Building Control on this application so that compliance with Approved Document J can be determined. Another consideration is that wood burners are a source of particulates both outside and within buildings they serve and these can potentially impact upon health as well as becoming a nuisance. We would also signpost the

applicant to our webpage for further guidance on wood burning appliances installations and operations.

Officers comment – The wood burner was removed from the application and replaced with an electric system. The EHO advised that they would have no objection to this change and condition (1) was no longer required.

11. Highways Officer - Planning application 7-2023-1696-L secured the provision of cycle parking to this part of Southbourne Beach. This therefore gives cycling as an option to users of the proposed sauna. Warren Edge car park is located at the top of the cliff that provides pay & display car parking. In addition, pedestrians can walk to the site along the promenade.
12. The proposal is shown to be within the existing building line and does not project out over the promenade. There are therefore no concerns regarding pinch points. Access and siting is therefore considered acceptable.
13. No information has been provided regarding the construction method, and it is recommended that a condition is included for prior approval prior to commencement of the development to ensure that pedestrians using the promenade are protected during the development. Overall, no objections raised.
14. Waste officer - As this development is for commercial use, it will require commercial waste collections. The developer can determine the bin size and collection frequency in consultation with their chosen waste collection provider. Please note that the bin store door must be a minimum of 1.5m wide to safely manoeuvre the containers to and from the collection vehicle.
15. Dorset Wildlife Trust – no comment

Representations

16. Site notices were posted in the vicinity of the application site with an expiry date for consultation of 26/06/2025.
 - 49 Support comments were received.
 - 14 Objection comments were received, of which 13 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.
17. A summary of the objections and support comments are as follows,

Objections

- Wood burning stove would not be environmentally clean.
- Fire Risk to the cliff and nature reserve
- Smoke from the stove would rise up to the properties above 7 days per week.
- Dry wood smoke can contain toxins and particulates that can harm health.
- Fire risk to nearby beach huts

- Smells from the woodburning would cause a nuisance to the residential properties above.
- Opening hours not specified
- The addition of saunas lowers the tone of the neighbourhood.
- Not the right location for a sauna
- Increased impact on parking
- Additional noise impacts to residents
- Energy required to run the saunas would be excessive and not environmentally considerate in an area.
- The product specification states there is No Permanent Data for the “Emission of hazardous compounds” with regards to the stove itself. How can this be acceptable when the stove will be by the beach with many people breathing in the possible fumes? Many people go to the beach to breath in fresh clean air.
- The stack is also below the clifftop and as the beach regularly has SW winds this would carry any potential pollutants upwards over the cliff to the properties above. This may impact people more who are affected by any breathing difficulties, asthma, COPD etc.
- For the first use, the stove must be placed outside, in a clear area, as the initial heating causes toxic fumes to be emitted.
- In the application, it is stated that the stove is filled and emptied from inside the sauna. What safety measures would be in place to stop someone or a child putting their hand on the stove and or opening the stove ? This cannot be supervised 14 hours a day, 7 days a week.
- Who would be responsible for any damages or liabilities should an injury or fire occur?
- Additional delivery vehicles on the promenade.

Support comments

- A sauna would be great in this location and offers a good option compared to Avon and Sandbanks.
- Great facility for all year use.
- The sauna is well thought out with good changing facilities and bag storage.
- The benefits to the community are huge and supports wellness and mental health.
- The upgrade to the public toilets and shower facilities is much needed and of benefit to the local and wider community.
- It will great asset and add value to the Southbourne area and make it desirable.
- The quality of the design is very good.

- The consideration of the bin store upgrade and improved toilets shows good consideration for the development and the surrounding community.
- The design is very good and aesthetic fits with the surrounding coastline.
- The saunas at Avon and Sandbanks are regularly booked out so it is certain this will be popular as well.
- The Council should support small businesses like this.

18. 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)

19. The key issues involved with this proposal are:

- Principle of the use and loss of public open space.
- Impact on character and appearance of the area
- Impact on amenity
- Impact on coastal engineering and flood risk
- Biodiversity Net Gain
- Ecology
- Highways Safety

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

Policy context

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

Bournemouth Local Plan Core Strategy (2012)

CS1: NPPF and Sustainable Development

CS4: Surface Water Flooding

CS6: Delivering Sustainable Communities

CS18: Increasing Opportunities for Cycling and Walking

CS29: Protecting Tourism and Cultural Facilities

CS30: Green Infrastructure

CS31: Recreation, Play and Sports

CS38: Minimising Pollution

CS41: Quality Design

Bournemouth District Wide Local Plan (2002)

3.28: Flooding

Supplementary Planning Documents:

Other

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 particularly in the areas between and close to the piers.

The seafront east of Boscombe Pier is categorised as follows: -

The promenade running east of Boscombe Pier features a high concentration of beach huts and is hugely popular with families and locals. It is characterised by three connected landscapes of cliff-top heath, cliff face geology and beach. There are four main visitor hub areas along this stretch clustered around the overnight short stay Bournemouth Beach Lodges at Manor Steps; the 1930's cliff lift at Fisherman's Walk, the soon to be regenerated Bistro on the Beach facility at Southbourne and the Hengistbury Head Visitor Centre.

Whilst the area generally is identified as a coastal nature park it does identify this site as a visitor hub as follows: -

Bistro on the Beach site regeneration introducing a new year-round eco-destination offer incorporating restaurant, kiosk, toilets and overnight rental Beach Lodges.

The Bistro on the Beach has been demolished and it is not clear when or if the redevelopment will come forward.

The Seafront Visitor Survey demonstrated the public views around investment into the provision of organised sport and healthy lifestyle activities and the provision of well-maintained toilets that are kept clean.

22. 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 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.”

Planning Assessment

Presumption in favour of sustainable development

23. 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.
24. 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.”
25. The relevant sections of the NPPF for this assessment are,
- Section 6 – Building a strong, competitive economy;
 - Section 7 – Ensuring the vitality of town centres;
 - Section 8 – Promoting healthy and safe communities;
 - Section 12 – Achieving well-designed spaces;
 - Section 14 – Meeting the challenge of climate change, flooding and coastal change;
 - Section 15 – Conserving and enhancing the natural environment.

Principle of development

26. The general principles of the core strategy seek to ensure sustainable communities through good quality development, support for tourism and protecting spaces for recreation, walking and general enjoyment.

27. Policy CS31 (Recreation, Play and Sports) states that planning permission will be refused for development that results in the loss of public and private open space. This is a key policy for the protection of public open space.
28. This part of Southbourne beach is already acknowledged as having a more intensive character, that is suitable for more intensive operations through the previous approval of a permanent three storey building with restaurant and overnight beach huts.
29. The proposal seeks to deliver a better provision of public toilets and a sauna facility. This is considered suitable development that will promote tourism and recreation to this established seafront visitor hub.
30. The existing provision of toilets is temporary in nature, being comprised of portable toilet blocks, with a total of 5 toilets and 3 urinals and around 4 handwashing basins, and a separate accessible w/c facility. The replacement provision includes 10 toilets, 5 urinals and 7 handwashing basins and a dedicated accessible w c. There will also be 2 open air showers to the front of the toilet block and 3 more to the front of the sauna for patrons of the sauna. The upgrade of these facilities is considered a benefit to the local area as a tourist/visitor hub.
31. The proposal for the facility of a sauna provides a positive recreational asset that will add to the attractiveness and success of the local beach area in terms of the economy, environmental quality and social aspects such as physical activity, health and wellbeing.
32. The proposed facility supports wellbeing and is generally well supported by local residents and is considered a positive asset. Similar developments have been approved at Avon Beach and Sandbanks.
33. The built form is wider than the existing toilet block and bin store enclosure, however the parcel of land is enclosed by a timber fence, raised above the promenade and laid to hardstanding. It is therefore considered that the proposal would not result in undue impact to open space in this location and the proposal is considered to be in general accordance with policy CS31.
34. 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.
35. 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 character and appearance of the area

36. Policy CS41 seeks to ensure that all development and spaces are well designed and of a high quality. Development should, through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings, provide a high standard of amenity to meet the day-to-day requirements of future users, and contribute positively to the appearance and safety of the public realm.
37. The existing toilet block and bin store are very utilitarian in appearance and does not offer a visually pleasing addition to the beach front.
38. Proposed development should enhance the character, local distinctiveness, cultural identity of the area. The proposal forms an active 'street' frontage and

elements along the space will have a regular, ordered appearance and layout which is a positive improvement from the existing development.

39. The proposal uses a contemporary design that repeats the traditional form of the beach huts to the front with the vertical slated front façade. The façade is dark stained weather timber cladding; the upper part is hit and miss timber slating which sits in front of the flat roofed toilet blocks and bin store.
40. This approach creates a suitable contrast to the lighter natural timber enclosure that sits in front of the proposal that is existing.
41. The fenestration and articulation of the front is logical and will be easily understood by visitors to the area. A separate application for advertising consent is submitted alongside this application which will further aid in the legibility of the proposed scheme.
42. The height increases to the west to a maximum of 5.35m where the proposal is closer to the taller existing development at Sobo with the double height containers with a seating area on top. To the east the height of the façade decreases to 3.6m, and the height of the flat roof behind this is about 2.4m which will reduce visual impact in from the oblique views from this side. The scale and height of the proposal would not appear overly dominant and is suitable for this tourist hub location which is a focal point of this part of the beach.
43. Whilst the proposal will not be brightly painted to match the adjacent beach huts, it is considered that the proposed natural finish will be a muted colour that will sit comfortably within its setting.
44. The existing timber front boundary wall would mostly be unchanged, with the exception of low level planters being added to the top and a section being replaced with a glass balustrade, in front of the sauna. This would allow views both ways, to improve outlook from within the sauna, and to highlight the sauna from the promenade. This aspect of the proposal is considered positive as it breaks up what is quite a dominant unarticulated feature on the seafront. The application also notes an area on this wall that would be suitable for signage and a painted mural. This however would be assessed under a future application for advertising consent.
45. A second lower timber structure would sit behind the existing boundary wall and this would house planters to add a further green element to the proposal, while providing some separation between the toilets and the sauna. The details of these planters and the plant species would need to be appropriate to the coastal location and further details of this should be secured by way of condition.
46. It is considered that the scale and design of the proposal will integrate well with the adjacent huts and existing development at Sobo and will subsequently enhance the character and appearance of the area.
47. On the basis of the above, the proposal is considered to accord with planning policy CS41 in respect of design and visual amenity.

Impact on amenity

48. Policy CS38 focuses on ensuring that development proposals do not lead to unacceptable levels of pollution, while policy CS 41 sets out expectation that good quality design in proposals should ensure the amenity of surrounding development should not be detrimentally impacted.

49. The main concern from the public with the initial application was the use of a woodfired stove to heat the sauna and the resulting emissions into the environment of potentially harmful smoke, pollutants and odours. The nearest residential development is located at the top of the cliff on Southbourne Coast Road, St Catherines Road and Sea Road.
50. This element of the proposal has been amended to an electric system, similar to that which was approved at Avon Beach. This means that the sauna operation will not produce any emissions into the local environment, which has resolved any potential issues that could arise from smoke emissions and abated the related public concerns.
51. The Council's Environmental Health officer confirmed that the electric system was a betterment to the scheme and has no objection to the proposal.
52. The proposal is likely to slightly increase activity in the area with more visitors coming to the sauna offer and potentially a small increase in other visitors due to the better offer of w/c and shower facilities. The sauna capacity is for 25 people at a time maximum, and the slots are generally for 65 minutes at a time and are generally booked in advance.
53. The area is already considered a visitor hub and will be relatively busy during the summer months. The sauna business will be likely to continue to draw visitors during the winter months as this time of year is popular for sauna experience. The nature of the proposal is not likely to generate any undue increase in noise or disturbance to other nearby uses and there is considered to be opportunity for further intensification of recreation use at Southbourne.
54. It is considered that the proposal would not cause undue harm to amenity and would accord with planning policies CS38 and CS41 of the Bournemouth Core Strategy.

Impact on the coastal engineering and flood risk

55. The application is located entirely in Flood Zone 1 where flooding is not an issue. Previous similar or larger applications have been considered acceptable in this location. There are no fixings to the sea wall within the proposal.
56. Previous similar proposals along the beach front have been considered acceptable having regard to issues of flood risk and the approach has been the same for all the beach pop ups in that provided a and Emergency Flood Plan, is in place prior to any occupation of the development. This will demonstrate an evacuation protocol should a storm occur. This will be required via condition.
57. On the basis of the above, the proposal is considered acceptable and compliant with general flooding criteria set out by the Environment Agency and policy CS4 of the Bournemouth Core Strategy document.

Biodiversity Net Gain

58. 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."

59. 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. The Local Plan Policy CS30 promotes enriching biodiversity.
60. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply.
61. The proposal site is occupied by an existing toilet block and bin store, which are accessed by ramps from the Promenade. The land surrounding the existing structures is hard surfaced with no soft landscaping or trees. The site is entirely covered by a concrete sealed surface which has a biodiversity value of zero under the statutory biodiversity metric and there are no other onsite habitats.
62. This proposal is exempt as it is de minimis.
63. It will be necessary to condition any external lighting in to ensure that foraging bats are not disturbed by any bright lighting at night.

Ecology

64. The application site sits alongside the Site of Nature Conservation Interest (SNCI); SZ19/015 Bournemouth Cliffs, cited for its cliff and cliff-top grassland habitats. 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.
65. The cliff is designated as a Site of Nature Conservation Interest. Policy CS30, Green Infrastructure refers to enhancing the cliff and enriching biodiversity and wildlife habitats and CS35 Nature and Geological Conservation Interests refers to maintaining and enhancing the biodiversity and geodiversity of the cliff.
66. The proposal is only on previously developed land adjacent to the promenade and does not encroach on the SNCI in any way. The development is of a relatively small scale that will not be likely to negatively impact the site. The inclusion of a construction management plan will control the construction period ensuring that dust and other construction operations will not impact the SNCI.
67. It will be necessary to condition any external lighting in to ensure that foraging bats are not disturbed by any bright lighting at night.
68. Accordingly, the proposal is considered to be acceptable and compliant with policy CS30 and CS35.

Highway Safety

69. Policy CS18 requires new development to provide adequate and suitable cycle storage. Policy CS38 requires the minimisation of pollution by way of noise, odour, light, effluent, vibration or any other waste materials.
70. Planning application 7-2023-1696-L secured the provision of cycle parking to this part of Southbourne Beach. This therefore gives cycling as an option to users of the proposed sauna. Warren Edge car park is located at the top of the cliff that provides pay & display car parking.
71. In addition, pedestrians can walk to the site along the promenade. The proposal is shown to be within the existing building line and does not project out over the

promenade. There are therefore no concerns regarding pinch points and access and siting is therefore considered acceptable.

72. The bin storage capacity is acceptable for the use of both the sauna operation and the existing temporary operation at Sobo. Its relocation to the other side of the toilet block is acceptable. Waste collection and servicing is organised in the same way as all of the other promenade venues to ensure regular collections and deliveries outside of peak times by BCP waste collection services as has been confirmed by council waste officers.
73. It will be necessary to include a pre-commencement condition for details of the construction method and management. This will ensure that people using the promenade are protected during the development.
74. Given the above, the proposal would be compliant with policies CS18, CS38 and CS41.

Summary

75. As set out above the proposal is considered to be acceptable given the following:
76. The principle of an intensified recreation use alongside improved public toilet and shower facilities is acceptable and the loss of any open space is not significant.
77. The design is acceptable in terms of scale and integration with existing development along with better activation of this section of the beach front, being an existing visitor hub location.
78. The proposal due to the distance from residential development and the intended use not being overly noise generating and the amendment to an electric heating system means there would be no adverse impact on neighbouring amenity.
79. The proposal would not give rise to flooding concerns.
80. The proposal does not cause any highways related concerns.

Planning Balance/Conclusion

81. Having considered the appropriate development plan policies and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the proposal would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers. The development would be in accordance with the Development Plan.

Recommendation

Grant with the following conditions:

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 drawings,

358.GA.01 rev b - Block and Location Plan

358.GA.02 rev d – Proposed Site Plan

358.GA.03 - Existing Toilet Floor Plans and Elevations

358.GA.04 rev c - Proposed Sauna Floor Plans & Elevations

358.GA.05 rev c - Proposed Toilets & Bin Store Floor Plans & Elevations

358.GA.06 rev c - Proposed Street Scene

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

3. No part of the development hereby permitted shall be constructed that is visible above ground level unless details of all external facing and roofing materials have first been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality.

4. The saunas shall not operate outside the hours of 07.30 to 21.30.

Reason: In the interests of residential amenity.

5. No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for pedestrians using the promenade);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- 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.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

6. The details of the construction of the glass balustrade to the front of the sauna within the existing timber boundary wall must be submitted to the LPA and approved in writing prior to this part of the development commencing. The details should ensure the construction of this element does not undermine the construction or appearance of the existing timber boundary wall. The development should be carried out in accordance with the approved documents and or drawings prior to the first use of the development.

Reason: To ensure the design quality and appearance in accordance with policy CS41.

7. The details of the construction of the planters within the site and on the existing boundary wall, including the plant species to be used, is to be submitted to the LPA for approval in writing and then carried out in accordance with the approved documents and or drawings prior to the first use of the development.

Reason: To safeguard the visual amenities of the locality.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modification) no floodlighting shall be installed on any part of the application site as shown on approved plans and any lighting shall not illuminate the cliff slope behind the site. Any external lighting shall be directional to only illuminate the area of seating and lighting to be compliant with 'GN08/23 Bats and Artificial Lighting at Night' by Institution of Lighting Professionals, that is: luminaires to have colour temperature less than 2700 K, with peak wavelengths no greater than 550nm.

Reason: In the interests of visual amenity and given the site location on the beach all to accord with policies CS31 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) and in accordance with National Planning Policy Framework (2023) paragraph 174 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity"

9. A flood risk management plan and emergency evacuation plan shall be submitted to the LPA for approval in writing prior to the building coming into use. The approved document shall be adopted immediately, and be followed in full at all times.

Reason: To ensure the safety of customers and staff and in accordance with saved Policy 3.28 of the Bournemouth District Wide Local Plan (2002).

Informative Note:

The applicant is advised that as per the standing guidance, it is the owners responsibility to clear any damage that may arise to their structures as part of storms, and that if they do fix any part to the seawall that they are liable for repairs in the event of any damage (during installation, operation, removal or through storm damage from this fixing).

Informative Note:

This permission does not convey consent in respect of any advertising on the premises, for which a separate application under the Town and Country Planning (Control of Advertisements)(England)Regulations, 2007 (or any subsequent Order or Regulations revoking or re-enacting these Regulations with our without modification) may be necessary.

BNG Informative Note

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 permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant.”

Advertising Informative Note

This permission does not convey consent in respect of any advertising on the premises, for which a separate application under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 (or any subsequent Order or Regulations revoking or re-enacting these Regulations with our without modification) may be necessary.

Statement required by National Planning Policy Framework

In accordance with paragraph 38 of the revised NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,

In this instance:

The applicant was not provided with pre-application advice, but the application was dealt with following discussions with the applicant and subsequent amendments.

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.

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.