



EASTERN BCP PLANNING COMMITTEE – 23 OCTOBER 2025

ADDENDUM SHEET

6a

Address **The Beach House, Mudeford Sandbank**

Application number P/25/01461/FUL

Update: Officer report update required, paragraph 45 – the following section needs to be deleted -

“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.”

This was mistakenly included and does not relate to this application and should be deleted.

Update: Clarification in paragraph 88 mentions DWT, which is the Dorset Wildlife Trust.

Update: Update in paragraph 52, which mentions

‘The Seafront Strategy is a corporate policy adopted in 2022.’

It should be added that this was updated in 2024.

Update: Condition 13 – which relates to the extraction equipment to be updated in terms of timing for submission of details to within 4 months of commencement.

This is at the request of the applicant, and it would not materially alter the condition.

Current wording -

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).

Proposed wording -

Within 4 months of the date of commencement of the development:

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).

Update: Condition 14 – which relates to opening hours is to be updated.

Current wording -

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).

Proposed updated wording -

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.

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).

The western part of the development, which is the terrace area facing towards Christchurch Harbour, does not have a retractable roof in this application and this should not have been included in the condition wording.

Update: The number of public comments were questioned in a late submission. 46 comments were recorded on the online record, but only 35 (8 plus 27) are stated in the report.

The numbers stipulated in the report are correct. The difference is due to multiple comments being submitted by the same person, or where more than one person from the same address submitting comments. In some cases, support comments also contained objection points, and this was also taken into account.

The Scheme of Delegation sets out that a comment must be from an address within 1 mile of the redline site boundary, to be counted towards the required 10 comments for an application to be heard at Planning Committee, where the Council is the landowner. The beach hut addresses were included, if the comment stated that either in the main address or in the content of the comment.

It also should be understood that many comments had similar points or concerns, and therefore the summary covers each point or concern once.

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Address 32 Southbourne Grove, Bournemouth
Application number P/25/02475/FUL

No Update needed