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Planning & Transport Services

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Your ref:  
Our ref: PT/MAH/DMJ

This matter is being dealt with by: Mike Holmes  
e-mail: [planning@bournemouth.gov.uk](mailto:planning@bournemouth.gov.uk)

13 April 2012

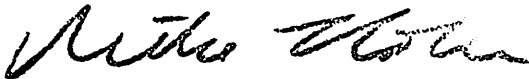
Dear Member

**PLANNING BOARD MONDAY 16 APRIL 2012  
SCHEDULE OF TOWN PLANNING APPLICATIONS FOR CONSIDERATION  
PREVIOUSLY CIRCULATED ON 5 APRIL 2012**

In accordance with the agreed procedures, I attach hereto an addendum sheet showing recommendations and other details in respect of the Schedule of Applications circulated to all Members of the Council.

Any observations on the contents of this addendum sheet should be sent to Democratic & Member Support Services by 10.00 a.m. on the day of the meeting, in order that they may be considered by the Planning Board on that day.

Yours sincerely



**Director, Planning & Transport Services**

To: All Members of the Council

at the  heart of your  
*Community*

**PLANNING BOARD**

**16 April 2012**

**Agenda Item 7**

<b>Item No.</b>	<b>Report No.</b>	<b>Address</b>
02	A2	Bournemouth International Hotel and Ocean Palace Restaurant 6-10 Priory Road

**Amendment/Alteration:**

**Attach:** Accommodation Schedule showing comparison between original hotel and proposed holiday flats bedspaces

**Amend:** Section 3.2 of Report to include Policy 7.2 - Town Centre Tourism Area

**Additional conditions:**

**Site stability details to be submitted**

In order to ensure stability of adjacent land a ground investigation (GI) shall be carried out and a scheme submitted to and agreed by the Council. The scheme shall include:

- Interpretation of the ground conditions from the GI including details of soil properties. Results of the GI shall be used to design the proposed engineering measures and summarised in a detailed design statement.
- Proposals for new building foundations.
- More detailed proposals for the contiguous bored pile retaining walls (or equivalent) with an indication of retained heights and likely embedment depths. Including how retaining walls would be designed and whether any additional temporary or permanent props are proposed. The scheme shall also include an assessment of how ground movements will be predicted for these retaining walls and what limits on ground movements will be assumed.
- A method statement will then be required to cover measures for dealing with surface and groundwater during construction, comments on the installation of sheet piles and requirements for monitoring during construction.

**Reason:** to ensure adequate stability of the adjoining land

**External appearance of the development shall be agreed**

Notwithstanding the elevational details submitted the external appearance of the development shall be agreed by the Council as a reserved matter.

**Reason:** To ensure that the design produces a building that is distinctive and good quality commensurate with the prominent location of the site which is adjoining a Conservation Area.

(NB this updates the comments in paragraph 2.2 of the report)

<b>Item No.</b>	<b>Report No.</b>	<b>Address</b>
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<b>04</b>	<b>A4</b>	<b>Bournemouth Sands Hotel West Cliff Gardens</b>
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**Amendment/Alteration:**

**Attach: Copy of Site Plan**

# BOURNEMOUTH INTERNATIONAL HOTEL RE-DEVELOPMENT

## TOURISM ACCOMMODATION

### Existing Hotel

	<u>Rooms</u>	<u>Bedspaces</u>
Single rooms	14	14
Twin rooms	6	12
Double rooms	9	18
Double + 1 single	11	22
Double + 2 single	<u>4</u>	<u>12</u>
<b>Total</b>	<b>44</b>	<b>78</b>

NB. Average occupancy over last few years is 40%

### Proposed Holiday Apartments

Based on Bournemouth Tourism's **Quality Standards for Self-Catering Establishments 2011/2012** each unit should be a minimum of 200 ft<sup>2</sup> for a two-person unit plus 80 ft<sup>2</sup> for each additional person. Therefore a luxury apartment capable of accommodating say 9 people will have a floor area of 760 ft<sup>2</sup>

9 Self-Catering Holiday Apartments are proposed, 8 of which are over 760 ft<sup>2</sup> with one slightly under. The averages floor area of all of the Self-Catering Apartments is 952 ft<sup>2</sup>

9 person/bedspaces x 8 apartments = 72 persons/bedspaces

8 person/bedspaces x 1 apartment = 8 persons/bedspaces

Total therefore is 80 persons/bedspaces thereby fully compensating for the number of bed spaces lost from the existing hotel.



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**Bournemouth Sands Hotel**  
7-2012-1134-R

Scale 1/1250 Centre = 408071 E 90760 N

Date 13/4/2012



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