
Planning & Transport Services

Your ref:
Our ref: PT/MAH/DMJ

This matter is being dealt with by: Mike Holmes
e-mail: planning@bournemouth.gov.uk

16 November 2012

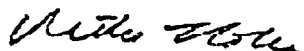
Dear Member

**PLANNING BOARD MONDAY 19 NOVEMBER 2012
SCHEDULE OF TOWN PLANNING APPLICATIONS FOR CONSIDERATION
PREVIOUSLY CIRCULATED ON 9 NOVEMBER 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

15 November 2012

Agenda Item 7

Item No.	Report No.	Address
02	B2	62 Danesbury Avenue

Amendment/Alteration:

Add Report: Sentence to the end of paragraph 5.1 'The statutory period of publicity has now expired and no letters of representation have been received.'

Item No.	Report No.	Address
06	B6	35-39 Palmerston Road

Amendment/Alteration:

Amend to Report:

Replace 'transport infrastructure' referred to in paragraph 6.2 with 'the provision of a car club'

Delete from Section 7.0 fifth paragraph and replace with: 'In addition, without a Section 106 Agreement for the proposed Car Club, the development with zero car parking would not be acceptable and represents poor design which is contrary to Policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy.'

Add Informative Note:

Informative Note: The applicant is advised that the reason for refusal relating to open space provision, heathland mitigation measures, the provision of a car club and affordable housing contributions may be overcome by entering into an Agreement under Section 106 of the Town and Country Planning Act 1990.

Item No.	Report No.	Address
07	B7	9 Southbourne Overcliff Drive

Amendment/Alteration:

Add conditions:

No occupation until holiday flats completed

No residential flat hereby approved shall be occupied prior to the completion and making available for immediate occupation of the approved holiday flats.

Reason: In the interests of maintaining the tourism character, function and appearance of the Westbourne Tourism Core Area and in accordance with Policies CS 28 and CS 29 of the Bournemouth Local Plan - Core Strategy (October 2012).

Holiday flats only

The 2 holiday flats comprising part of the development hereby permitted:-

- i) Shall not be occupied for anything other than holiday letting purposes on a commercial basis between Good Friday or 1st April, whichever is the earlier and 31st October in any calendar year; and
- ii) Shall not be occupied by the same person or persons for more than 31 days (which need not be consecutive days) in any calendar year.

Reason:- To ensure the proposed development contributes to the function of the Tourism Core Area and in accordance with Policies CS 28 and CS 29 of the Bournemouth Local Plan - Core Strategy (October 2012).

Marketing details of holiday flats

The owner(s) of the 2 holiday flats comprising part of the development hereby permitted shall:-

- i) Maintain an up to date register of the names of all owners and occupiers of the 2 holiday flats comprising part of the development hereby permitted and of their main home addresses and shall make this information available at all reasonable times to the local planning authority; and
- ii) Prior to the holiday flats being made available for occupation for the first time and thereafter on an annual basis, submit to the Council written evidence which demonstrates that
 - (a) the holiday flats have been marketed on a national basis as holiday accommodation available for occupation between Good Friday or the 1st April, whichever is the earlier, and 31st October of that year
 - (b) that a marketing campaign is in place that a minimum of 4% of projected turnover of such holiday flats has been spent on visitor marketing during the previous year.
- iii) Following the first anniversary of the holiday flats being made available for immediate occupation and thereafter on a yearly basis submit to the Council occupancy figures for the previous calendar year

Reason:- To ensure the proposed development contributes to the function of the Tourism Core Area in accordance with Policies CS 28 and CS 29 of the Bournemouth Local Plan - Core Strategy (October 2012).

Item No.	Report No.	Address
08	B8	14 Westbourne Arcade

Amendment/Alteration:

Add conditions:

Mixed Use

The use hereby approved is as a mixed use of A1 (retail) and A3 (cafe/restaurant). The A3 use shall not exceed 40% of the trading floor area and the shop unit shall retain an A1 retail display at the front of the unit unless otherwise agreed in writing with the Local Planning Authority. Notwithstanding the layout shown on the approved plans the general layout to show the A1 and A3 areas shall be agreed in writing with the Council prior to the use commencing and shall be retained thereafter.

Reason: In the interests of the amenity of the site and locality and the function of the retail shopping area in accordance with Policy 5.19 of the Bournemouth District Wide Local Plan (February 2002), and Policies CS9 and CS39 of the Bournemouth Local Plan: Core Strategy (October 2012).

Informative Note: The Council is aware that some recent internal changes have been carried out. This change of use permission does not convey consent in respect of any internal alterations to the Listed Building for which Listed Building Consent may be required.