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MIKE HOLMES

Director: Planning, Transport & Regulation Services

Your ref:  
Our ref: PT/AE/DMJ

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

26 September 2014

Dear Member

**SPECIAL PLANNING BOARD MONDAY 29 SEPTEMBER 2014  
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION  
PREVIOUSLY CIRCULATED ON 19 SEPTEMBER 2014**

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 Legal & Democratic 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

Andrew England

**Head of Planning  
Planning, Transport & Regulation**

To: All Members of the Council

at the heart of your  
*Community*

## SPECIAL PLANNING BOARD

29 September 2014

### Agenda Item 5

Item No.	Report No.	Address
01	5	Former Winter Gardens Site, Keystone House, 20, 20a and 20b Exeter Road

#### Amendment/Alteration:

#### Update to Report including additional conditions:

#### Type of application

For clarification – this is an outline planning application and the description of development is amended to the following –

Outline submission for - Demolition of buildings and erection of 5959sqm of commercial space (Use Class A3), residential development (Use Class C3) equating to approximately 114 dwellings, 8674sqm of leisure space (Use Class D2) comprising a ranges of leisure uses i.e. ice rink, leisure complex and a family entertainment space and/or cinema , 4495sqm hotel (Use Class C1), public and private car park, open air public areas and piazzas, re-routing Public Right of Way within site, Public Realm and shared space to Exeter Road in combination with Grand Garden Walk and associated highways works with accesses onto Exeter Road and Cranborne Road.

The applicant seeks approval for: layout, scale and means of access. Matters that are reserved for separate, future approval are: appearance and landscaping (see paragraphs 13 and 14 of the main report).

#### Heritage

In the interests of transparency and clarity, the Conservation Officer's report included as an appendix was one prepared in relation to the previous application (7/2013/AR) which was refused. The refusal reasons did not include any matters relating to heritage. The proposal and design for the site has moved on since these comments were prepared.

This includes:

- Further information and has been received and further assessment has taken place in relation to the trees, particularly in relation to trees along the boundary of the site.
- The building to Cranborne Road has been reduced in height by 2 storeys and now has a better relationship with the Westcliff and Poole Hill Conservation Area.
- The application includes a design code which looks in more detail at the relationship of the proposed building with the Royal Exeter Hotel listed building. Although the scale is unchanged, the materials suggested in the design code would be sympathetic to the listed building (buff brick and pale render). The design code also indicates proportions and rhythms of a traditional street in the Town Centre along Exeter Road, which again would assist in addressing the relationship of the proposed building with the Royal Exeter Hotel.

#### Trees

Additional condition – The walkway shall be redesigned and or repositioned having regard to the impact on trees, including supporting structures and damage to embankments.

Reason: To ensure that the detailed development is designed to minimise the impact on trees in the interests of visual amenity and to accord with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) and saved Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

**Urban Design**

Add reason for condition for design code.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

**Revised condition:**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents taking into account that this is an outline permission and subject to reserved matter approval:

D1000, D2100-03, D2101 - 02, D2102 -02, D2103 - 02, D2104 - 02, D2105 - 02, D2106 - 02, D2107 - 02, D2108 - 02, D2109 - 05, D2200 - 01, D2250 - 03, D2500 - 03, D2700 - 03, D2950 (sept 2014), 11119601 - 003,

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

**Other information**

Members are encouraged to examine details relating to the design code which forms part of the planning application. This is available to view via the Council's website and will also be available in hard copy format in the Royal Hampshire Committee Room from 1:30pm on Monday 29<sup>th</sup> September.