

Notice of Planning Committee

Date: Thursday, 21 November 2019 at 1.00 pm

Venue: Committee Suite, Civic Centre, Poole BH15 2RU



Membership:

Chairman:

Cllr S Bull

Vice Chairman:

Cllr S McCormack

Cllr S Bartlett

Cllr S Baron

Cllr M Davies

Cllr B Dunlop

Cllr P R A Hall

Cllr P Hilliard

Cllr T Johnson

Cllr D Kelsey

Cllr M Le Poidevin

Cllr D Mellor

Cllr T O'Neill

Cllr A M Stribley

Cllr T Trent

All Members of the Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to attend.

If you would like any further information on the items to be considered at the meeting please contact: Jill Holyoake - 01202 454715 or email jill.holyoake@bcpcouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email press.office@bcpcouncil.gov.uk

Note for Members of the Planning Committee

Members are asked to bring their copies of the Development Plans for BCP Council to the meeting for reference purposes.

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

GRAHAM FARRANT
CHIEF EXECUTIVE

13 November 2019



Available online and
on the Mod.gov app



AGENDA

Items to be considered while the meeting is open to the public

1. **Apologies**

To receive any apologies for absence from Members.

2. **Substitute Members**

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

3. **Declarations of Interests**

Councillors are required to comply with the requirements of the Localism Act 2011 and the Council's Code of Conduct regarding Disclosable Pecuniary Interests.

Councillors are also required to disclose any other interests where a Councillor is a member of an external body or organisation where that membership involves a position of control or significant influence, including bodies to which the Council has made the appointment in line with the Council's Code of Conduct.

Declarations received will be reported at the meeting.

4. **Confirmation of Minutes**

To confirm and sign as a correct record the minutes of the Meeting held on 31 October 2019.

7 - 10

5. **Public Issues**

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 12 noon on Wednesday 20 November 2019. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information is contained in the Protocol for Public Speaking at Planning Committee which is available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/documents/s2380/Protocol%20for%20Public%20Speaking%20at%20Planning%20Committee.pdf>

6. **Schedule of Planning Applications**

To consider the planning applications as listed below, and any updates from relevant planning officers to be circulated 24 hours prior to the meeting.

See planning application reports circulated at **6a to 6l**.

The running order in which planning applications will be considered will be as listed on this agenda sheet. Timings shown are approximate and included as a guide only.

(Note: The Chairman retains discretion to propose an amendment to the order at the meeting if in his opinion it is expedient to do so.)

Members will appreciate that the copy drawing attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. The submitted drawings can be viewed on the application file at the relevant local planning office or by using the relevant planning register for this meeting, online at:

<https://planning.christchurchandeastdorset.gov.uk/search.aspx?auth=1&AspxAutoDetectCookieSupport=1>

<https://www.bournemouth.gov.uk/planningbuilding/CurrentPlanningApplications/PlanningApplicationRegister.aspx>

<https://www.poole.gov.uk/planning-and-building-control/planning/planning-applications/find-a-planning-application/>

Development Plans for the BCP Council area are available to view online at:

<https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/Local-Plan-Documents/Local-Plan-Documents.aspx>

<https://www.poole.gov.uk/planning-and-building-control/planning-policy-and-guidance/>

<https://www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/christchurch-borough-council-local-plan.aspx>

REPORTS 6a TO 6c: TO BE CONSIDERED FROM 1.00PM

- a) **Parrs Quality Confectionery, 26 Alder Road, Poole, BH12 2AQ**
(Branksome West Ward – now Alderney and Bourne Valley)

APP/18/00551/F

The demolition of vacant existing buildings, and the erection of a Class A1 discount foodstore (1,801 sqm gross) and a Class A1/A3 coffee shop (195 sqm gross) with associated access, car parking and landscaping.

Recommendation: Refuse for the reasons set out in the recommendation within the report.

b)	The Fountain, 1 High Street, Christchurch BH23 1AE (Christchurch Town Ward) 8/19/0990/FUL Proposed construction of a 2/3 storey building comprising a ground floor commercial unit (A1, A2 or A3) with six apartments and a coach house style building with two apartments over, together with parking and landscaping. Recommendation: Grant in accordance with the recommendation within the report.	61 - 90
c)	1 Twynham Avenue, Christchurch BH23 1QU (Christchurch Town Ward) 8/19/0026/OUT Demolish existing chiropractic clinic and replace with a 3 storey development with 6.no flats with associated parking and vehicular access from Twynham Avenue. Recommendation: Grant subject to completion of a s106 agreement and conditions in accordance with the details within the report.	91 - 108
REPORTS 6d TO 6g: TO BE CONSIDERED NOT BEFORE 2.00PM		
d)	13 Danecourt Road, Poole, BH14 0PG (Parkstone Ward) APP/19/00920/P Demolish existing building and erect a new development of 9no flats with associated parking Recommendation: Grant permission subject to the conditions set out in the report, which are subject to alteration / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision.	109 - 124
e)	15 Danecourt Road, Poole, BH14 0PG (Parkstone Ward) APP/19/01003/P Demolish existing building and erect a new development of 9no flats with associated parking	125 - 140

Recommendation: Grant permission subject to the conditions set out in the report, which are subject to alteration / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision.

f)	76 Huntly Road, Bournemouth, BH3 7HJ (Talbot and Branksome Woods) 7-2019-19052-E Erection of two dwellinghouses – Reconsideration of an application that has been resubmitted. Recommendation: Grant in accordance with the recommendation in the report.	141 - 166
g)	88 Alma Road, Bournemouth, BH9 1AL (Winton East Ward) 7-2019-19298-D Conversion of dwellinghouse into two flats Recommendation: GRANT, in accordance with the recommendation within the report	167 - 188
REPORTS 6h TO 6l: TO BE CONSIDERED NOT BEFORE 3.00PM		
h)	Land R/O 26 & 24 Brixey Road & Land R/O 89-93 Rosemary Road, 32 Brixey Road, Poole, BH12 3PD (Newtown and Heatherlands Ward) APP/19/00576/F Demolish existing dwelling and erect 6 x 2 bedroom and 6 x 3 bedroom houses with parking. Recommendation: Delegate to the relevant Senior Planning Officer to approve subject to the completion of a Section 106 agreement securing contributions towards Dorset Heathland SAMM; Poole Harbour Recreation SAMM; and Affordable Housing (if indicated by the outcome of the viability assessment) and subject to the conditions set out in the report, which are subject to alteration / addition by the head of planning services provided any alteration / addition does not go to the core of the decision	189 - 204
i)	The Emporium, Bridge Street, Christchurch, BH23 1DY (Christchurch Town Ward)	205 - 228

8/18/2917/OUT

Outline application with access and scale for consideration for the demolition of the existing building and the erection of a three storey office (B1) building.

Recommendation: Grant subject to conditions in accordance with the details within the report

- j) **193 Churchill Road, Poole, BH12 2JD**
(Newtown and Heatherlands)

229 - 238

APP/19/01199/F

Remove roof and reconfigure creating rooms in the roof.

Recommendation: Grant permission with the conditions set out in the report, which are subject to alteration / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision

- k) **7 Watermead, 23 Willow Way, Christchurch BH23 1JJ**
(Christchurch Town Ward)

239 - 250

8/19/1314/HOU

Front dormer to serve permitted loft conversion.

Recommendation: Refuse in accordance with the recommendation in the report.

- l) **8 Watermead, 23 Willow Way, Christchurch BH23 1JJ**
(Christchurch Town Ward)

251 - 262

8/19/1315/HOU

Front dormer to serve permitted loft conversion

Recommendation: Refuse in accordance with the recommendation within the report

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.