

Notice of Planning Committee

Date: Thursday, 20 February 2020 at 1.00 pm

Venue: HMS Phoebe, Town Hall, Bournemouth BH2 6DY



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 B Dion (substitute for 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, Democratic Services - 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

12 February 2020



Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests

Do any matters being discussed at the meeting relate to your registered interests?

Disclosable Pecuniary Interest

Yes

Declare the nature of the interest

Do NOT participate in the item at the meeting. Do NOT speak or vote on the item EXCEPT where you hold a dispensation

You are advised to leave the room during the debate

Local Interest

Yes

Declare the nature of the interest

Applying the bias and pre-determination tests means you may need to refrain from speaking and voting

You may also need to leave the meeting. Please seek advice from the Monitoring Officer

No

Do you have a personal interest in the matter?

Yes

Consider the bias and pre-determination tests

You may need to refrain from speaking & voting

You may also need to leave the meeting. Please seek advice

No

You can take part in the meeting speak and vote

What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer
(tanya.coulter@bcpcouncil.gov.uk)

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

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 requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

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 30 January 2020.

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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 19 February 2020. 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.

See planning application reports circulated at **6a – 6e**, as updated by the agenda addendum sheet to be published on 19 February 2020.

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.

The Chairman retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so, but applications will not be considered earlier than the published time.

Members will appreciate that the copy drawings 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/>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 24 hours before the meeting to ensure that these can be made available.

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>

a) **Christchurch Police Station, Barrack Road, Christchurch BH23 1PN**
Not before 1.00pm

(Town Centre – Pre May 2019)

8/18/3263/FUL

Erection of 130 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular

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parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos. 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structures.

Recommendation: Approve subject to S106 to cover the following Heads of Terms;

- 31% Affordable Housing including social rented, intermediate and home ownership.
- HIPs financial contribution and HIPs management plan
- Heathland SAMM contribution
- Education contribution
- Financial contribution for re-positioning and additional Surveillance cameras
- Land to be given over for highway adoption with those areas identified on a plan (roads including on-street parking bays, road turning areas, footways and cycleways).
- The new signalised pedestrian crossings details and commuted maintenance sums.
- 2 x Vehicle Activated Signs
- Bus stop, shelter and associated works, including RTI
- Traffic Regulation Order legal work, signs and road markings
- Residential Travel Plan
- S278 agreement for works to the highway
- Permissive route for pedestrians and cyclists to rear of Block A linking Bargates to Barrack Road. Add cycle/pedestrian roundels in surfacing materials to identify route through development site.

and the conditions as set out in Recommendation section of report.

b) **Christchurch Police Station, Barrack Road, Christchurch BH23 1PN**
Not before 1.00pm

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(Town Centre – Pre May 2019)

8/18/3264/DCONS - Linked to the Full Application 8/18/3263

Erection of 130 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos. 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structure

Recommendation: Approve subject to conditions

c)	<p>193 Churchill Road, Poole BH12 2JD</p> <p>Not before 2.00pm</p> <p>(Newtown and Heatherlands Ward)</p> <p>19/01199/F</p> <p>Remove roof and reconfigure creating rooms in the roof</p> <p>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.</p>	135 - 144
d)	<p>Wilderton House, 2 Wilderton Road, Poole BH13 6EE</p> <p>Not before 2.00pm</p> <p>(Canford Cliffs Ward)</p> <p>19/00744/F</p> <p>Demolition of existing building and construction of a block of 21 apartments with basement parking.</p> <p>Recommendation: Refuse</p>	145 - 170
e)	<p>Avon Beach Cafe, Mudeford, Christchurch BH23 4AN</p> <p>Not before 2.00pm</p> <p>(Mudeford, Stanpit, and West Highcliffe)</p> <p>8/19/1296/FUL</p> <p>To form terrace at first floor level.</p> <p>Recommendation: Grant, in accordance with the recommendation in the report and subject to the conditions specified.</p>	171 - 186

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.