

# Notice of Planning Committee

Date: Thursday, 30 April 2020 at 1.00 pm

Venue: Skype Meeting



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## 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

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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 view the live feed from the Skype meeting at:

<https://democracy.bcpCouncil.gov.uk/ieListMeetings.aspx?Committeeld=290>

If you would like any further information on the items to be considered at the meeting please contact: Chris Harrod on [chris.harrod@bcpCouncil.gov.uk](mailto:chris.harrod@bcpCouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email [press.office@bcpCouncil.gov.uk](mailto:press.office@bcpCouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](https://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

22 April 2020



Available online and  
on the Mod.gov app



## 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](mailto: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 20 February 2020.

7 - 12

## 5. **Public Issues**

To receive any written statements from members of the public, applicants and ward councillors on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of written statements is 12 noon on Wednesday 29 April 2020. Written statements should be emailed to Democratic Services using the contact details on the front of this agenda.

Written statements will be collated and published as soon as possible after 12noon on Wednesday 29 April and will be available on the Council's website at the following address:

<https://democracy.bcpouncil.gov.uk/ieListDocuments.aspx?CId=290&MId=3813&Ver=4>

## **Article 16: Covid-19 Interim Decision Making Arrangements**

The arrangements for public issues to be received at this meeting have been made in accordance with Article 16 of the Council's Constitution.

The Planning Committee Protocol for Public Speaking shall not apply

during the Interim Period and the provisions of this Article shall apply to statements and representations to be made at Planning Committee by members of the public, applicants and ward councillors.

It is recognised that due to its quasi-judicial role in determining planning applications the Planning Committee will need to have particular regard to representations made by members of the public, applicants and ward councillors and the Committee shall have authority to agree further specific procedures in due course to supplement those provided for in this Article. For the avoidance of doubt the deadline for submission of statements and representations in respect of matters before the Planning Committee is 12:00 noon the day before the meeting. This deadline may be changed should the Planning Committee agree further specific procedures as referenced in this paragraph.

## **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 29 April 2020

**Councillors are requested where possible to submit questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.**

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chairman retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

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 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 48 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>

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| a) | <b>Cynthia House, 1 Cynthia Close, Poole, BH12 3JD</b><br>(Newtown and Heatherlands)<br><br>APP/19/01382/F<br><br>Major application for the Demolition of existing care home and erection of 10 affordable houses and 12 affordable apartments.                   | 13 - 34 |
| b) | <b>Fairlea, 16 West Cliff Road, Bournemouth, BH2 5EZ</b><br>(Westbourne and West Cliff)<br><br>7-2019-1227-G<br><br>Alterations, roof extension to form three additional flats and formation of additional parking spaces.  | 35 - 56 |
| c) | <b>Bourne Valley Community Centre, 56 Herbert Avenue, Poole, BH12 4EE</b><br>(Alderney and Bourne Valley)<br><br>APP/19/01444/F<br><br>Erect 2 x 2 storey blocks of flats (24 in total) accessed from Herbert Avenue. To be used as temporary accommodation.      | 57 - 70 |
| d) | <b>Land North of A35 and South of Milhams Common</b><br>(Christchurch Town)<br><br>8/19/1376/FUL<br><br>Formation of pedestrian access from classified public highway; installation of surfaced pathway, gate and handrails.                                      | 71 - 82 |
| e) | <b>137 Rosemary Road, Poole, BH12 3HE</b><br>(Newtown and Heatherlands)<br><br>APP/20/00066/F<br><br>Demolish existing buildings and erect a block of 4 x 2 bed and 2 x 1 bed flats. Total 6 units with parking and access from Good Road, bin and cycle storage. | 83 - 94 |

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.