

Notice of Planning Committee

Date: Thursday, 21 May 2020 at 1.00 pm

Venue: Skype meeting



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 Democratic Services by email: Democratic.services@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 May 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)

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 April 2020.

7 - 12

5. **Public Issues**

To receive any written statements from objectors and applicants/supporters on planning applications which the Planning Committee is considering at this virtual meeting where they would normally submit a request to attend and speak at a physical meeting.

This procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

The deadline for the submission of written statements is 12 noon on Wednesday 20 May 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 20 May and will be available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/ieListDocuments.aspx?CId=290&MId=4392&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, a copy of which is available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/ieListDocuments.aspx?CId=151&MId=4523&Ver=4&Info=1>

Note: The Chairman has agreed in advance to exercise discretion in permitting Ward Councillors to attend and speak at this meeting prior to the adoption of the formal Protocol for Public Statements at Planning Committee.

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at **6a-6f**, as updated by the agenda addendum sheet to be published on 20 May 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) | 19 Avon Wharf Bridge Street Christchurch BH23 1DJ
(Christchurch Town)

8/20/0079/HOU

To replace existing roof lights with dormers to front and rear. To erect conservatory to rear. | 13 - 28 |
| b) | 7 Malmesbury Close Christchurch BH23 1NU
(Christchurch Town)

8/20/0046/HOU

Construct Bin Storage at the front of Property (Retrospective) | 29 - 38 |
| c) | The Goods Yard, 14 Station Approach, Broadstone, BH18 8AX
(Broadstone)

APP/19/00414/P

Major Outline application for the erection of 33 apartments together with associated access and parking. | 39 - 62 |
| d) | Land at Highmoor Farm, Purchase Road, Talbot Village, Poole
(Talbot and Branksome Woods)

APP/20/00095/F

Conversion of agricultural barn to digital exchange building including alterations to form three doorways. | 63 - 76 |
| e) | Plot W (Land east of Bishops Close and south of Gallop Way), Purchase Road, Poole
(Talbot and Branksome Woods)

APP/19/00949/F

Temporary Use of part of Plot W for contractor car parking for a period of 15 months. Works to erect fencing and lighting. | 77 - 96 |

<p>f) Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road Bournemouth BH2 5AR (Bournemouth Central)</p> <p>7-2020-1273-BB</p> <p>Minor material amendment to remove conditions a and b of 7-2017-1273-AY, vary conditions c, 1 and 18 of 7-2017-1273-AY, and condition 2 of 7-2019-1273-BA, to include additional flats, reduction to basement structure and associated alterations to car park, changes to landscaping, redistribution of leisure space, reduction in size of the convenience store and office space, reduction in residential parking spaces and elevation changes. (Outline Planning Application for demolition of existing buildings & construction of a mixed use scheme; comprising residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, leisure (use class D2), convenience retail (use class A1), restaurant/cafe (use class A3), mixed use restaurant/bar (use class A3/A4), offices (use class B1), associated servicing & loading areas, public car parking, private car parking, public open space, public realm enhancements & associated engineering works. Proposal affects a public right of way.)</p>	<p>97 - 216</p>
<p>7. Request for extension to complete Section106s</p> <p>To provide an update on the planning applications at Reid Steel, Reid Street, Christchurch & 88 Glenville Road, Christchurch and to seek approval for extending the time for completing the s106 agreements. App. No. 8/18/3532/OUT App. No. 8/19/1282/FUL</p>	<p>217 - 220</p>
<p>8. Protocol for Public Statements at Planning Committee</p> <p>The Committee is asked to consider and agree the attached Protocol for Public Statements at Planning Committee as proposed, or make such amendments as the Committee considers appropriate.</p> <p>The Protocol has been drafted in response to the following provision in section 10 of Article 16: Covid-19 Interim Decision Making Arrangements:</p> <p>“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.”</p>	<p>221 - 224</p>

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.