

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**PLANNING COMMITTEE**

Minutes of the Meeting held on 21 May 2020 at 1.00 pm

Present:-

Cllr S Bull – Chairman

Cllr S McCormack – Vice-Chairman

Present: 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 and  
Cllr T Trent

Also in  
attendance:

150. Apologies

No apologies for absence were received.

151. Substitute Members

There were no substitute members.

152. Declarations of Interests

In relation to items 6d and 6e Cllr D Mellor disclosed for transparency that he is the Chair of trustees for Stormbroke Charity and a governor of Bishop Aldhelm's school. Cllr D Mellor explained that both had received funding from the Talbot Village Trust.

In relation to items 6d and 6e Cllr S McCormack disclosed that he is a trustee of the Somerford ARC Community Centre which has received funding from the Talbot Village Trust. Cllr S McCormack confirmed he would exclude himself from participating in items 6d and 6e.

In relation to items 6d and 6e Cllr T Trent disclosed that he is a trustee of an organisation that had received funding from the Talbot Village Trust. Cllr T Trent confirmed that he would exclude himself from participating in items 6d and 6e.

153. Confirmation of Minutes

The minutes of the meeting held on 30 April 2020 were confirmed and signed as an accurate record.

154. Public Issues

There were a number of written statements received from members of the public, applicants and their representatives, and Ward Councillors, which were confirmed as received as each application was considered.

Furthermore, the Chairman exercised his discretion to allow Ward Councillors to attend and speak. Several Ward Councillors made verbal statements, as follows:

Cllr M Brooke – Item 6c  
Cllr K Rampton - Item 6d/6e  
Cllr P Broadhead – Item 6d/6e  
Cllr M Greene – Item 6f

155. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – F to these minutes in the Minute Book. Further to this the Committee received an update sheet in relation to the applications, a copy of which had been circulated and appears as Appendix G to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 156 – 162 below.

156. 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.

Written representations received:

Ø IN OBJECTION –  
R Deeming  
T Lane  
P Fenning

Ø IN SUPPORT –  
None received

Ø WARD COUNCILLOR –  
Cllr M Cox

Verbal Representations received:

Ø WARD COUNCILLOR:  
None

During the debate an alternative Motion to refuse Planning Permission was LOST.

Voting:

For – 4      Against – 8      Abstain – 2

**RESOLVED that the application be granted Planning Permission in line with recommendation as set out in the report.**

For – 9      Against – 4      Abstain – 1

NOTE:

One Councillor did not vote due to technical difficulties.

Cllr P Hall requested that his vote Against the resolution be recorded.

157. 7 Malmesbury Close Christchurch BH23 1NU

(Christchurch Town)

8/20/0046/HOU

Construct Bin Storage at the front of Property (Retrospective)

Written Representations received:

Ø IN OBJECTION -  
K Beresford  
C Martin

Ø IN SUPPORT -  
A King

Ø WARD COUNCILLOR:  
None

**RESOLVED that:** the Application be granted Planning Permission in line with recommendation as set out in the report.

For – 9      Against – 5      Abstain – 0

NOTE: One Councillor did not vote due to technical difficulties.

Cllr P Hall requested that his vote Against the resolution be recorded.

158. 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.

Written Representations received:

Ø IN OBJECTION -  
None

Ø IN SUPPORT -  
R Chapman  
G Moir

Ø WARD COUNCILLOR:  
None

Verbal Representations received:

Ø WARD COUNCILLOR:  
None

**RESOLVED that the application be granted Planning Permission in line with recommendation as set out in the report.**

For – 11            Against – 4            Abstain – 0

159. 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.

Written Representations received:

Ø IN OBJECTION:  
A Barraclough  
K Lingane  
M Gardner  
N Dobbs  
S Coltman and the Talbot Woods Residents Association  
G Tuffin and the Talbot Village Residents Association/Neighbourhood Watch

Ø IN SUPPORT:  
J Gibson-Fleming  
G Fong  
T Harris  
S Trueick

Ø WARD COUNCILLOR:  
Cllr R Maidment (Neighbouring Ward)

Verbal Representations received:

Ø WARD COUNCILLOR:

Cllr K Rampton

Cllr P Broadhead

**RESOLVED that the application be granted Planning Permission in line with recommendation as set out in the report.**

For – 9            Against – 2            Abstain - 0

NOTE: Cllrs S McCormack and T Trent did not participate during the item as per their declarations of interest earlier.

Two Councillors did not vote due to technical difficulties.

The Chairman experienced technical difficulties during the main body of the item and therefore did not take any further involvement following this. Cllr D Kelsey was nominated as Chair of for the remainder of the item, as both the Chair and Vice-Chair had excluded themselves for the item.

160. 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.

Written Representations received:

Ø IN OBJECTION:

H Bateman

K Lingane

Mr and Mrs Odell

N Dobbs

S Ricketts

Ø IN SUPPORT:

M McFarland

Ø WARD COUNCILLOR:

None

Verbal Representations received:

Ø WARD COUNCILLOR:

Cllr K Rampton

Cllr P Broadhead

During the debate a Motion to grant Planning Permission was LOST.

**RESOLVED that: the application be refused Planning Permission due to environmental concerns and the development's effect on neighbours, such as: noise, light and disturbance, as per policies PP21 and PP32.**

For – 8          Against – 5          Abstain - 0

NOTE: Cllrs S McCormack and T Trent did not participate during the item as per their declarations of interest.

Cllr T Johnson requested that his vote against the resolution be recorded.

161. Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road Bournemouth BH2 5AR

(Bournemouth Central)

7-2020-1273-BB

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.)

Written Representations received:

Ø IN OBJECTION:

None

Ø IN SUPPORT:

P Lamb

R Mears

Ø WARD COUNCILLORS:

None

Verbal Representations received:

Ø WARD COUNCILLOR:

Cllr M Greene

**RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.**

For – 5            Against – 4            Abstain – 4

Note: Cllrs D Mellor and P Hall left the meeting before item 6f.

162. Request for extension to complete Section 106s

The Committee were asked to consider an update on the planning applications at Reid Steel, Reid Street, Christchurch & 88 Glenville Road, Christchurch and to give approval for extending the time for completing the s106 agreements.

App. No. 8/18/3532/OUT

App. No. 8/19/1282/FUL

**RESOLVED that:- an extension to complete the s106 agreement in respect of App. No. 8/18/3532/OUT until 31 March 2021 be approved and; a retrospective extension to the completion of the S106 agreement until 31 May 2020 to allow the issuing of the permission for App. No. 8/19/1282/FUL within that time limit also be approved.**

Voting: Unanimous.

163. Protocol for Public Statements at Planning Committee

The Committee considered the Protocol for Public Statements at Planning Committee, with the recommendation being to agree as proposed and to make such amendments as was considered appropriate.

**RESOLVED that the Protocol for Public Statements at Planning Committee be agreed as proposed.**

Voting: Unanimous.

The meeting ended at 7.45 pm

CHAIRMAN