

Notice of Planning Committee

Date: Thursday, 26 November 2020 at 10.30 am

Venue: Virtual Meeting via MS Teams



Membership:

Chairman:

Cllr D Kelsey

Vice Chairman:

Cllr S McCormack

Cllr S Baron

Cllr S Bartlett

Cllr D Borthwick

Cllr S Bull

Cllr M Davies

Cllr N Decent

Cllr B Dion

Cllr P R A Hall

Cllr P Hilliard

Cllr T Johnson

Cllr M Le Poidevin

Cllr T O'Neill

Cllr A M Stribley

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 stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=4401>

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services or 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

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

GRAHAM FARRANT
CHIEF EXECUTIVE

18 November 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
(susan.zeiss@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 5 November 2020.

7 - 10

5. Public Issues

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

11 - 14

Please Note: In accordance with paragraph 13 of the Protocol for Public Statements, the Chairman has agreed that public statements relating to the applications referred to at agenda items 6a and 6b, will be received as one, with a maximum of 6 statements from objectors and 6 statements from applicants/supporters, each statement consisting of no more than 450 words.

The deadline for the submission of requests to speak is 12 noon on Wednesday 25 November 2020. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at virtual meetings is contained in the Protocol for Public Speaking at Planning Committee which is included with this agenda sheet and is available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/documents/s18186/Protocol%20for%20Public%20Statements%20at%20Planning%20Committee.pdf>

Note: The public speaking 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.

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at 6a-6g, as updated by the agenda addendum sheet to be published on 25 November 2020

Councillors are requested where possible to submit any technical 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) | <p>Christchurch Police Station, Barrack Road, Christchurch, Dorset, BH23 1PN</p> <p>(Christchurch Town)</p> <p>8/18/3263/FUL</p> <p>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 structures.</p> | 15 - 180 |
| b) | <p>Christchurch Police Station, Barrack Road, Christchurch, Dorset, BH23 1PN</p> <p>(Christchurch Town)</p> <p>8/18/3264/DCONS</p> <p>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 structures.</p> | 181 - 194 |
| <p>ADJOURNMENT</p> <p>The Committee will adjourn for at least 30 minutes after considering items 6a and 6b and will not reconvene before 1pm.</p> | | |
| c) | <p>Carisbrooke, 172 Canford Cliffs Road, Poole, BH13 7ES</p> <p>(Canford Cliffs)</p> <p>APP/19/01569/F</p> <p>Demolition of existing buildings and erection of assisted living/extra care accommodation (class C2) with communal facilities and car parking.</p> | 195 - 226 |
| d) | <p>Joseph Steps Building, West Undercliff Promenade, Bournemouth</p> <p>(Westbourne and West Cliff)</p> <p>7-2020-5162-D</p> | 227 - 242 |

	Alterations and extensions to building to provide lifeguard facilities to include boat storage, training/ meeting rooms, viewing balcony, installation of photo voltaic panels, erection of pole mounted turbines and a flagpole.	
e)	7 Chaddesley Glen, Poole, BH13 7PA (Canford Cliffs) APP/20/00677/F Demolish existing building and erect block of 8 flats with basement parking.	243 - 262
f)	80 Fernside Road, Poole, BH15 2JL (Oakdale) APP/20/00765/P Demolish existing and erect a block of 9 1-bed flats with parking, bin and cycle storage	263 - 302
g)	53 Southcliffe Road, Christchurch, BH23 4EW (Mudford, Stanpit and West Highcliffe) 8/20/0682/CONDR Demolish existing buildings and erect block of 10 apartments with basement parking. Variation of condition 2 (Approved Plans) of App. 8/16/1842/FUL for additional details/minor amendments. Reconfiguration of basement entrance element of building at both basement and ground floor level. Changes to ground floor plan of the building in vicinity of the ramp. Single storey projection on north east elevation between two approved masonry buttresses and beneath approved balcony. Insertion of further buttress features on ground floor. Changes to window details including - Insertion of obscure glazed windows in western elevation, two new windows in north elevation, two roof lights in south elevation and flat roof skylights. Reduction of hardstanding in front entrance forecourt area. Small patio areas to some of the ground floor units .	303 - 328

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.