

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 18 February 2021 at 1.00 pm

Present:-

Cllr D Kelsey – Chairman
Cllr S McCormack – Vice-Chairman

Present: Cllr S Baron, Cllr S Bartlett, Cllr D Borthwick, 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 and Cllr A M Stribley

93. Apologies

Apologies were received from Cllr S Bull.

94. Substitute Members

There were no substitute members.

95. Declarations of Interests

The following declarations were made:

- Cllr B Dion declared that as he had called in 263-265 Bournemouth Road and 265 & 267 Bournemouth Road he would abstain from voting on these applications.
- Cllr M Davies declared a non-pecuniary interest in Fairview House, 17 Hinton Road, as he knew the applicant. He would participate in the item.
- Cllr A Stribley declared that she had called in 9 Pascoe Close in response to representations from various residents. She had not commented on her opinion of the application and she would participate in the item
- The Chairman declared a non-pecuniary interest in Fairview House, 17 Hinton Road, as he knew the person making the public statement on behalf of the applicant. He would participate in the item.
- Mr R Firth, Senior Solicitor, declared that as he was on friendly terms with one of the persons affected by the application for 9 Pascoe Close he was not advising the Committee on this application and was replaced by his colleague, Mrs H Garrett.

96. Confirmation of Minutes

The minutes of the meeting held on 17 December 2020 were approved for signing as a correct record.

97. Record of Thanks - Mr Doug Evans

The Chairman reported that Mr Doug Evans, Development Management Team Leader, was leaving the Council at the end of February 2021. Mr Evans was an extremely good planning officer who was leaving after many years of service in the planning department for the former Borough of Poole and more recently for BCP Council. He wished to place on record his thanks to Mr Evans on behalf of the Committee for all his work.

Other Members paid tribute to Mr Evans, particularly those who had worked with him for many years as Planning Committee Members in the Borough of Poole. Cllr Marion Le Poidevin referred to Mr Evans as an outstanding officer, an 'absolute rock', with excellent judgement and always helpful. Cllr Ann Stribley agreed that Mr Evans had been an amazing member of staff. They had always shared mutual respect for each other's opinions, even when their views differed. He had served the Borough of Poole and BCP Council remarkably well and she wished him every enjoyment in his retirement.

The Chairman agreed that Mr Evans would be sorely missed and wished him well in his retirement.

98. Public Issues

There were a number of public statements received on planning applications considered by the Planning Committee. In accordance with the Protocol for Public Speaking the Democratic Services Officer read out the written statements before the Chairman invited those Ward Councillors who had requested to speak to address the Committee.

99. 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. The update sheet in relation to the applications appears as Appendix G to these minutes. The Committee considered the planning applications as set out below:

100. 263-265 Bournemouth Road, Poole BH14 9AH

Penn Hill Ward

APP/20/00896/P

Outline planning application for the demolition of nos. 263 & 265 Bournemouth Road, make good the side of no. 267 Bournemouth Road, and erect a 3 storey block of 9no. flats with associated vehicular access and parking. Matters of access, appearance, layout and scale to be determined and only landscaping as a reserved matter.

Public Statements:

- IN OBJECTION
Nick Wardlaw
- IN SUPPORT
Darryl Howells, Pure Town Planning
- WARD COUNCILLORS:
Cllr B Dion, objecting

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report, and subject to the following additional condition requested by the Committee in the interests of amenity and privacy of neighbouring properties:

- 17. The submission of Reserved Matters under Condition 1 shall include details of a 2m high fence to be erected along the North Western and North Eastern boundary of the site to the rear of no 267 Bournemouth Road and the provision of a boundary wall between the front elevation of no 267 Bournemouth Road and the front boundary of the site.**

Reason: In the interests of the living conditions of adjacent properties.

Voting:

For – 10

Against – 3

Abstentions – 1

Cllr B Dion abstained from voting on this application as he spoke in objection as Ward Councillor.

101. 265 & 267 Bournemouth Road, Poole BH14 9AH

Penn Hill Ward

APP/20/01044/P

Outline application for demolition of nos. 265 & 267 Bournemouth Road, and erect a 3 storey block of 9no. flats with associated vehicular access and parking. Matters of access, appearance, layout and scale to be determined and only landscaping as a reserved matter.

Public Statements:

- IN OBJECTION
Nick Wardlaw

- IN SUPPORT
Darryl Howells, Pure Town Planning
- WARD COUNCILLORS:
Cllr B Dion, in objection

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report, and subject to the following additional condition requested by the Committee in the interests of amenity and privacy of neighbouring properties:

- 16.** The submission of Reserved Matters under Condition 1 shall include details of a 2m high fence to be erected along the North Western and North Eastern boundary of the site level to the front elevation of no 269 Bournemouth Road and the provision of a boundary wall between the front elevation of no 269 Bournemouth Road and the front boundary of the site.

Reason: In the interests of the living conditions of adjacent properties.

Voting:

For – 9 Against – 4 Abstentions – 1

Cllr B Dion abstained from voting on this application as he spoke in objection as Ward Councillor.

102. Fairview House, 17 Hinton Road, Bournemouth BH1 2EE

Bournemouth Central Ward

7-2020-9602-G

Erection of 7 storey building comprising 40 flats with surface parking, cycle store and bin store and modification to vehicular access.

Public Statements:

- IN OBJECTION
None registered
- IN SUPPORT
James Croker, on behalf of the applicant, Fortitudo Ltd
- WARD COUNCILLORS
None registered

RESOLVED that the application be granted planning permission, contrary to the recommendation set out in the report, subject to the completion of a Section 106 legal agreement within three months of the decision to include heathlands contribution and highways mitigation measures, and subject to conditions to be agreed with the Chairman and Vice Chairman of the Planning Committee, to include such matters as materials, architectural detailing, site management plan during construction phase, hours of operation, landscaping, highways, the position of external features such as piping, and obscure glazing as appropriate to protect residential amenity.

Reason for decision:

The height, scale and massing of the development is considered to be acceptable in the context of the character and appearance of the area, it is not detrimental to the Hinton Road street scene or the setting of adjacent non-designated and designated heritage assets and the adjoining Old Christchurch Road conservation area, and therefore the development is deemed to accord with Policy CS21 of the Core Strategy, Policy 6.10 of the District Wide Local Plan, and Policies D4 and D5 of the Town Centre Area Action Plan. In addition, the failure to secure appropriate highways mitigation measures and the failure to make an appropriate contribution towards appropriate heathlands mitigation measures (Policy CS33) can be addressed by completion of a Section 106 legal agreement.

The benefits of the development include the number of units offered in a highly sustainable location, which may attract suitable occupants for the mix provided. Some impact on residential amenity may be addressed by condition.

In respect of the NPPF, it is considered that, in the absence of policies in the Framework providing a clear reason for refusal, the tilted balance applies and that any adverse impacts of the development do not outweigh the benefits when assessed against relevant policies.

Overall, the benefits of the development when balanced against concerns regarding the loss of employment use (Policy CS27), lack of unit mix, and residential amenity of future/neighbouring occupiers, are considered to be of sufficient weight to justify a departure from the relevant policies on this occasion.

Voting:

For – 9

Against – 5

Abstentions – 0

103. 9 Pascoe Close, Poole BH14 0NT

Parkstone Ward

APP/20/00776/F

Demolish existing house and garage, sever land from 21 Springfield Road and erect terrace of 3 houses with parking. Access from Springfield Road and Pascoe Close.

Public Statements:

- IN OBJECTION
 1. Revd Mike Trotman, 19 Springfield Road, on behalf of himself and fellow Springfield Road residents, Mr Whitehead and Mrs Hatley
 2. Christine Powell, 7 Pascoe Close
- IN SUPPORT
Fresh Developments Ltd, the applicant, submitted by Chris Shipperley
- WARD COUNCILLORS
None registered

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report.

Voting:

For – 13 Against – 1 Abstentions – 0

104. 29 Pine Crescent, Highcliffe, Christchurch BH23 4LH

Highcliffe and Walkford Ward

8/20/0892/FUL

Demolish existing outbuilding and garage, sever plot and erect new detached bungalow.

Public Statements:

- IN OBJECTION
Mr and Mrs Hopper-Pay
- IN SUPPORT
None registered
- WARD COUNCILLORS
Cllr N Brooks, in objection

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report and the additional condition set out in the addendum sheet.

Voting: Unanimous

For – 14 Against – 0 Abstentions – 0

105. 1 Austen Avenue, Bournemouth BH10 7EE

Kinson Ward

7-2020-26242-B

Alterations and single storey extension to dwelling – Existing unauthorised works (Amended Plans).

Public Statements:

- IN OBJECTION
 1. James Cain, on behalf of local residents
 2. Mr Crilly, 9 Avebury Avenue, and Mr Robinson, 3 Austen Avenue

- IN SUPPORT
 1. Mr and Mrs Cullimore, the applicants
 2. Rodney Seal, the applicant's agent

- WARD COUNCILLORS
 - Cllr L Fear, in objection (written statement)
 - Cllr D Farr, in support

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report as amended by the addendum sheet in respect of the wording of Conditions 3 and 4.

Voting:

For – 13 Against – 1 Abstentions – 0

The meeting ended at 4.55 pm

CHAIRMAN