

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 22 April 2021 at 10.00 am

Present:-

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

Present: Cllr S Baron, Cllr S Bartlett, Cllr D Borthwick, Cllr S Bull,
Cllr M Davies, 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

Also in
attendance:

118. Apologies

Apologies were received from Cllr N Decent.

119. Substitute Members

There were no substitute members.

120. Declarations of Interests

The following declarations were made:

Cllr S Baron declared, for transparency, that he knew the former owner of the premises for item 6d, 10 Crichel Mount. Cllr Baron explained that he did not know the current owners.

Cllr B Dion declared, for transparency, that in relation to item 6b, Craven Court, 8-10 Knyveton Road, he owned a hotel in a neighboring road, Frances Road.

121. Confirmation of Minutes

The minutes of the meeting held on 18 March 2021 were approved for signing as a correct record.

122. 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.

123. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – J to these minutes in the Minute Book. The update sheet in relation to the applications appears as Appendix K to these minutes. The Committee considered the planning applications as set out below:

124. 129-139 Princess Road & 8-14 Prince of Wales Road, Bournemouth

(Westbourne and Westcliff)

7-2020-14899-E

Erection of four blocks of flats (providing 119 flats and a 20 bedroom emergency accommodation facility in buildings ranging from 6 to 9 storeys in height) with basement and surface parking, cycle stores and amenity areas - Regulation 3.

Public Statements:

- IN OBJECTION
None.
- IN SUPPORT
Chris Wilkins – Pentan Architects.
Jonathan Thornton – BCP Housing Development Manager.
- WARD COUNCILLORS:
None.

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report, as amended by the addendum sheet and subject to the following amendment to Condition 21, requested by the Committee, to include the following wording:

21. For a scheme for a sustainable heating source to be approved in writing by the Local Planning Authority.

Voting:

For – 11 Against – 2 Abstentions – 1

125. Craven Court, 8-10 Knyveton Road, Bournemouth

(East Cliff & Springbourne)

7-2020-1707-D

Demolish existing building and erection of a 3/4 storey block of 24 flats with parking, bin and cycle storage - Regulation 3.

Public Statements:

- IN OBJECTION
None.
- IN SUPPORT
Pure Town Planning.
Claire Lynch – BCP Housing Development Officer.
- WARD COUNCILLORS:
None.

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report, as amended by the addendum sheet, and subject to both the following amendment to Condition 16 and instructional note, requested by the Committee, in the interests of drainage and energy sustainability:

16. any new hard surfacing shall be porous or permeable.

- **Informative note: The Planning Committee expect 100% LED lighting to be used throughout the building.**

Voting:

For – 9 Against – 4 Abstentions – 1

126. Duck Lane, Bournemouth, BH11 9JJ

(Kinson)

7-2020-21173-A

Erection of a 3 storey block of 12 flats with bin/cycle storage and formation of parking spaces.

Public Statements:

- IN OBJECTION
None.
- IN SUPPORT
John Christopher, Trinity Architecture
Mark Sheppard – BCP Development Project Manager.
- WARD COUNCILLORS:
None.

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

Voting:

For – 14 (unanimous) Against – 0 Abstentions – 0

127. 9 Avenue Road, Christchurch, BH23 2BU

(Christchurch Town)

8/20/1046/FUL

New dwelling on land adjacent of existing house - Existing garage to be demolished.

Public Statements:

- IN OBJECTION
Allastair McCall, 52 Hurn Way
Emily Fardell, 7 Avenue Road
- IN SUPPORT
Jess Glover, Pure Town Planning
Ian Perkins, applicant
- WARD COUNCILLORS:
Cllr M Phipps.

RESOLVED that the application be refused planning permission, contrary to the recommendation in the Officer's report, for the following reasons:

1. The proposed development by reason of its design, site coverage and plot shape would result in an overdevelopment of the site and a cramped and incongruous form of development in the street scene, adversely affecting the visual amenities of the locality. Therefore, the application is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan and saved Policy H12 of the Borough of Christchurch Local Plan.

2. The proposal is within 5Km of a Site of Special Scientific Interest (SSSI). This SSSI is also part of the designated Dorset Heathlands SPA (Special Protection Area) and Ramsar site and is also part of the Dorset Heaths SAC (Special Area of Conservation). The proximity of these European Sites (SPA and SAC) means that determination of the application should be undertaken with regard to

the requirements of the Habitat Regulations 1994, in particular Regulations 48 and 49. If the Council had been minded to grant permission in all other respects it would have to carry out an appropriate assessment in accordance with the advice and procedures set out broadly in Circular 06/2005. The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA and SAC heathland. It is clear, on the basis of advice from Natural England that, the proposed development would in combination with other plans and projects within close proximity to heathland and in the absence of any form of acceptable mitigation be likely to have an adverse effect on the heathland special features including those which are SPA and SAC features. Having regard to the Waddenzee judgement (ECJ case C-127/02) the Council is not in a position to be convinced that there is no reasonable scientific doubt to the contrary. For these reasons, and without needing to conclude the appropriate assessment, the proposal is considered contrary to the recommendations of the Berne Convention Standing Committee on urban development close to the Dorset Heathlands and also the provisions of the Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document (SPD), which took effect in November 2020. The proposal is also contrary to policy ME2 of the Christchurch and East Dorset Local Plan.

Voting:

For – 11 Against – 2 Abstentions – 0

Note: Cllr D Borthwick did not vote due to technical difficulties.

Note: Cllr T Johnson requested that his vote against the motion be recorded.

128. 10 Crichel Mount Road, Poole, BH14 8LT

(Canford Cliffs)

APP/20/00370/P

Demolish the existing dwelling (No.10) and erect 2no blocks of 7 flats (14no flats in total) with associated access and surface and lower level car parking.

Public Statements:

- IN OBJECTION
Mervyn Leonard
Paul Phipps

- IN SUPPORT
West Coast Developments

Darryl Howells, Pure Town Planning

- WARD COUNCILLORS:
Cllr M Iyengar

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

Voting:

For – 9 Against – 4 Abstentions – 0

Note: Cllr D Borthwick did not vote due to technical difficulties.

129. 47 Compton Avenue, Poole, BH14 8PU

(Penn Hill)

APP/21/00156/F

Demolition of the existing house and the erection of 2 detached dwellings with associated access and parking.

Public Statements:

- IN OBJECTION
James Cain
Mark and Anne Cunniffe & Allyson and Mark Bailey.
- IN SUPPORT
Matt Annen, Pure Town Planning
- WARD COUNCILLORS:
Cllr M Haines.

RESOLVED that consideration of the application be deferred to a later date, at the Committee's request in order for the Officer to seek further improvement to the scheme, for the following reasons:

- The scheme appeared cramped and congested within the site and was at odds with the prevailing pattern of development in Compton Avenue which is more spacious. In addition, the Committee wanted greater assurance in respect of the protection of bats, loss of the existing building and the quality of the amenity space for future occupants; relevant to Planning Policies PP27, PP28 & PP33.

For – 14 (unanimous) Against – 0 Abstentions – 0

Note: A previous vote to refuse the application was defeated.
Note: A previous vote to grant to application was defeated.

130. Trents 570-576 Ringwood Road

(Newton and Heatherlands)

APP/20/01483/F

Variation of Condition 7 of Planning Permission APP/18/01571/F as described in that description of development In Lieu of BREEAM excellent rating Certification, provide PV installation sufficient to cover 30% of buildings energy consumption, together with items identified in BREEAM assessment to obtain Very Good rating but without certification.

IN OBJECTION

David Bevan, HLF Planning.

IN SUPPORT

John Souter, architect.

WARD COUNCILLORS

Cllr M Earl

RESOLVED that the application be granted planning permission, in line with the recommendations as set out in the report.

Voting:

For – 10

Against – 4

Abstentions – 0

Note: A previous vote to refuse the application was defeated.

Cllr P Hall left the meeting at 17:00.

131. 36 Burnham Drive, Bournemouth, BH8 9EX

(Queens Park)

7-2020-223-AW

Alterations and extensions to bungalow to include formation of new 1st floor level with dormer windows and roof lights.

IN OBJECTION

Martin Watkins, 30 Burnham Drive
Nina Robson, local resident.

IN SUPPORT

Luke Brown, applicant.
Susan Osbourne, 27 Burnham Drive.

WARD COUNCILLORS

Cllr M Anderson

RESOLVED that the application be granted planning permission, in line with the recommendations as set out in the report.

Voting:

For – 13 Against – 0 Abstentions – 0

132. Park View, 3B Turks Lane, Poole, BH14 8EW

(Parkstone)

APP/21/00067/F

Front and rear extensions to the existing dwelling.

IN OBJECTION

None.

IN SUPPORT

Sam Forryan, Empery and Co.

WARD COUNCILLORS

None.

RESOLVED that the application be granted planning permission, in line with the recommendations as set out in the report.

Voting:

For – 13 (unanimous) Against – 0 Abstentions – 0

133. 18 Seamoor Road, Bournemouth, BH4 9AR

(Westbourne and West Cliff)

7-2020-19161-E

Alterations and use of restaurant garden storage area for outdoor seating.

IN OBJECTION

Steve Siggs, local resident
Martin Rabbets, local resident.

IN SUPPORT

Matt Farr, local resident.
Enoely Fernandez, proprietor of Lazy Fox Cafe.

WARD COUNCILLORS

- . Cllr J Beesley.
- . Cllr N Greene.

RESOLVED that the application be granted planning permission, in line with the recommendations as set out in the report, subject to amendments to the following conditions, as requested by the Committee:

- Condition 5, to include wording to state no more than 12 covers.
- Condition 6, to remove the word 'amplified' so that no music at all can be played/ performed in the rear garden.
- For the Case Officer to email the local Licensing Authority to advise them planning permission has been granted and that in the representations received, concern was raised about how the premises would be managed/ operated.

Voting:

For – 8 Against – 5 Abstentions – 0

Note: A previous vote to refuse the application was defeated.

The meeting ended at 6.45 pm

CHAIRMAN