

# Notice of Planning Committee

Date: Thursday, 20 May 2021 at 1.00 pm

Venue: Civic Centre, Poole



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## Membership:

### Chairman:

Cllr D Kelsey

### Vice Chairman:

Cllr S McCormack

Cllr S Baron  
Cllr S Bartlett  
Cllr S Bull  
Cllr M Davies  
Cllr N Decent

Cllr B Dion  
Cllr G Farquhar  
Cllr P R A Hall  
Cllr P Hilliard  
Cllr T Johnson

Cllr M Le Poidevin  
Cllr T O'Neill  
Cllr A M Stribley

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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=4690>

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](mailto:democratic.services@bcpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email [press.office@bcpcouncil.gov.uk](mailto:press.office@bcpcouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](http://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

12 May 2021



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](mailto: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. Election of Chair of the Planning Committee**

Councillors are asked to elect the Chair of the Planning Committee for the 2021/20 Municipal Year.

**4. Election of Vice-Chair of the Planning Committee**

Councillors are asked to elect the Vice-Chair of the Planning Committee for the 2021/22 Municipal Year.

**5. 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.

**6. Confirmation of Minutes**

To confirm and sign as a correct record the minutes of the Meeting held on 22 April 2021.

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**7. Protocol for Public Statements at Planning Committee**

The Committee is asked to consider and agree to the use of the attached Protocol for Public Statements at Planning Committee. The protocol is intended to be an interim measure that takes account of on-going limitations resulting from the Covid pandemic. It will remain in force until a revised protocol is adopted.

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**8. Public Issues**

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

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.

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.

## **9. Schedule of Planning Applications**

To consider the planning applications as listed below.

See planning application reports circulated at 9a & 9b as updated by the agenda addendum sheet to be published on Wednesday, 19 May 2021.

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><b>Arndale House, 243 High Street North and 1-17 Kingland Road, Poole</b><br/>(Poole Town)</p> <p>APP/18/00494/F</p> <p>Demolish existing buildings and erect mixed-use development comprising 128 residential apartments (Use Class C3) together with nine ground floor commercial units (Use Classes A1, A3 or B1a) and associated ancillary works including car and cycle parking.</p>   | 21 - 84  |
| b) | <p><b>Richmond Gardens car park, Richmond Gardens, Bournemouth, BH1 1JE</b><br/>(Bournemouth Central)</p> <p>7-2019-1179-BG</p> <p>Erection of a mixed-use residential development comprising four blocks (211 flats) on the north and east side of existing car park, ranging in height up to 12 storeys (plus lower ground levels) and a flexible Class A1/A3/Sui Generis (mixed A1/A3 Coffee Shop) unit at ground level. Realignment works to existing service access road from Richmond Gardens, cycle parking, disabled parking, associated refuse/recycling storage, public realm improvement works and landscaping (inc. removal/works to existing trees). Alterations to existing public car park including alteration to existing vehicular access to car park and addition of cladding to the eastern elevation.</p> | 85 - 148 |