

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 23 September 2021 at 9.30 am

Present:-

Cllr D Kelsey – Chairman
Cllr T Johnson – Vice-Chairman

Present: Cllr S Baron, Cllr S Bartlett, Cllr M F Brooke, Cllr S Bull,
Cllr M Davies, Cllr B Dion, Cllr P R A Hall, Cllr P Hilliard,
Cllr S McCormack, Cllr T O'Neill and Cllr A M Stribley

49. Apologies

Apologies were received from Cllrs N Decent, G Farquhar and M Le Poidevin.

50. Substitute Members

Cllr M Brooke substituted for Cllr M Le Poidevin.

51. Declarations of Interests

Cllr S McCormack declared, in relation to item 6a, that he would remove himself from the meeting for that item.

Cllr P Hall declared, in relation to item 6c, that he was formerly a Councillor on the same Council as one of the members of public that had submitted a statement in support of the application.

Cllr P Hilliard declared, in relation to item 6c, that he was pre-determined due to the fact he had made prior comments on the scheme and therefore he would not take part in the item.

52. Confirmation of Minutes

The minutes of the meeting on 12 August and the minutes of the meeting on 19 August were agreed as a correct and accurate record for signing.

53. 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 which also included that of a Ward Councillor that was unable to attend.

For items 6a and 6c, the Chairman exercised his discretion, as per paragraph 13 of the Protocol for Public Statements, to allow statements to

be read aloud by those members of the public in attendance due to the weight of public representation received for the applications.

54. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A and E to these minutes in the Minute Book. There was an update sheet published on 22 September 2021 and appears as appendix F to these minutes. The Committee considered the planning applications as set out below:

55. 16-20a Belle Vue Road, Bournemouth

(West Southbourne)

7-2021-20591-C

Demolition of four existing bungalows and erection of two blocks of flats and three bungalows (a total of 25 units), modification of existing vehicular access and formation of parking spaces.

Public Statements: -

IN OBJECTION

- ❖ Glen Long
- ❖ Christine King
- ❖ Verity Gelsthorpe

IN SUPPORT

- ❖ James Solly
- ❖ Hurst and Hurst Estates Ltd

WARD COUNCILLORS:

- ❖ Cllr R Lawton.

RESOLVED that the application be REFUSED contrary to the recommendation as set out in the report, for the following reasons:

- Out of character
- Cramped and Congested Form of overdevelopment
- Lack of Parking
- Contrary to policies CS 6 (ii), 14, 16, 18, 21 (iii-vi), 30 & 41 of the Core Strategy
- Contrary to policies 6.8 and 6.10 of the District Wide Local Plan
- Contrary to Chapters 5, 9, 12, 15 of the NPPF

Voting:

For – 10

Against – 2

Abstentions – 0

56. Hotel Riviera, 5 West Cliff Gardens, Bournemouth

(Westbourne and West Cliff)

7-2021-8921-F

Demolition of the existing hotel building and erection of a 6 storey building consisting of 14 flats with associated access and basement car parking.

Public Statements: .

IN OBJECTION

- ❖ Philip Arnold, Director Seacroft Court.
- ❖ Alex Patlewicz

IN SUPPORT

- ❖ Neil McKeon, Pure Town Planning, agent.
- ❖ AJ Developments Ltd, applicant.

WARD COUNCILLORS:

- ❖ None.

RESOLVED that the application be GRANTED, in line with the recommendations as set out in the Officer's report.

Voting:

For – 12

Against – 1

Abstentions – 0

The Committee adjourned for a 45-minute comfort break between 12:15 and 13:00.

57. Avon Beach huts

(Mudford, Stanpit & West Highcliffe)

8/21/0346

Part retrospective application for (i) the retention of beach huts no.s 63 to 99, and (ii) proposed forward extension of beach huts 23 to 62.

Public Statements: -

IN OBJECTION

- Steve Alves and Friars Cliff Resident Association.
- Paul De Jonghe.

IN SUPPORT

- Sue Spittle.
- Peter Hayward.

WARD COUNCILLORS:

- Cllr L Dedman – written statement read out by Clerk.

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

- **Overdevelopment stemming from enlargement of the beach huts**
- **Out of character with other beach huts in the vicinity.**
- **Contrary to policies KS11 and HE2 Of the Christchurch and East Dorset Local Plan**

Voting:

For – 5

Against – 3

Abstentions – 2

Note: The Vice-Chair, Cllr T Johnson, requested that his vote against the motion be recorded.

58. 7 Bailey Drive, Unit 8A, Christchurch BH23 2BN

(Christchurch Town)

8/21/0386/FUL

Demolition of existing Class E(b) unit, construction of a replacement construction Class E(b)/Sui Generis (including take away) use, with associated car park and site alterations.

Public Statements:-

IN OBJECTION

- v None.

IN SUPPORT

- v Kirill Malkin, applicant.
- v Tony Bennett – franchisee.

WARD COUNCILLORS:

v None Registered

RESOLVED that the application be GRANTED in line with the recommendation as set out in the report, subject to the inclusion of an informative note advising McDonalds to close their car park once the restaurant element closes.

Voting:

For – 9

Against – 2

Abstentions – 0

59. Land Between 15 Cheshire Drive & 20 Wilkinson Drive, Bournemouth

(Muscliff & Strouden Park)

7-2020-8467-AO

Erection of 3 houses and a three storey block of 9 flats, formation of vehicular access and parking spaces - Regulation 3 (amended plans - including reduction of number of dwellings, amendments to layout & design).

Public Statements:-

IN OBJECTION

v J M Barlow, local resident Cheshire Gardens.

IN SUPPORT

v None.

WARD COUNCILLORS:

v None.

RESOLVED that the application be GRANTED in line with the recommendation as set out in the report.

Voting:

For – 11 (Unanimous)

Against – 2

Abstentions – 0

The meeting ended at 3.00 pm

CHAIRMAN