

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 16 February 2023 at 10.00 am

Present:-

Cllr D Kelsey – Chairman

Cllr T Johnson – Vice-Chairman

Present: Cllr S Baron, Cllr D Borthwick, Cllr S Bull, Cllr M Davies,
Cllr G Farquhar, Cllr P R A Hall, Cllr P Hilliard, Cllr R Lawton,
Cllr M Le Poidevin, Cllr S McCormack and Cllr T O'Neill

119. Apologies

Apologies were received from Cllr Dr F Rice and Cllr T Trent

120. Substitute Members

There were no substitute members for this meeting.

121. Declarations of Interests

For transparency Cllr S Baron reported that while he had spoken strongly against a previous application in relation to Branksome Chine Cafe, he was clear that the application listed at 6d on the agenda was a different application and he was not predetermined.

122. Confirmation of Minutes

The minutes of the meeting held on 19 January 2023 were confirmed as an accurate record for the signing by the Chairman.

123. Public Issues

There were a number of requests to speak on planning applications as detailed under individual items below.

124. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to G to these minutes in the Minute Book. There was an addendum sheet published on 15 February 2023 which appears as Appendix H to these minutes. The Committee considered the planning applications in the order set out below:

125. 908 Castle Lane East, Bournemouth BH7 6SN

Littledown and Iford Ward

7-2021-3914-C

Outline submission for demolition of existing buildings and the erection of a block of 10 flats with parking, bin and cycle stores

Public Representations:

Objectors

- ❖ Peter Britton

Applicant/Supporters

- ❖ Neil McKeon, on behalf of the applicant

Ward/other councillors

- ❖ Cllr Lawrence Williams, in objection

RESOLVED that planning permission be REFUSED, contrary to the recommendation to grant set out in the Officer's report, for the following reasons:

The proposal, because of the excessive proportions of its frontage; inclusion of flat roofs and balconies; extent of built site coverage; finish materials; and design of the elevations, would represent a visually incongruent structure in the streetscene which is otherwise defined by detached two-storey houses. The position relative to the prominent corner would result in the proposal being visible from three road routes of approach and also from the parkland opposite the site, representing a discordant and alien structure, out of character with the established local area defined by detached two-storey houses and be out of keeping with the pattern of development in the area. The proposal would thus be contrary to the design aims of policies CS6, CS21 and CS41 of the Bournemouth Core Strategy (2012).

Voting: For – 8, Against – 4, Abstain – 0

Cllr G Farquhar asked for his vote in favour of the move to refuse to be recorded.

Notes:

(1) Prior to the move to refuse the application, a move to grant the application was seconded but was not carried, voting as follows:

Voting: For – 5, Against – 7, Abstain – 0

Cllr G Farquhar asked for his vote against the move to grant to be recorded.

(2) Cllr S McCormack was not in attendance for this item

126. 51 Bargates, Christchurch BH23 1QE

Christchurch Town Ward

8/22/0552/FUL

Demolition of existing building. Construction of new church building.

Public Representations:

Objectors

- ❖ Geoff Furnish
- ❖ Charles Sheppard

Applicant/Supporters

- ❖ Revd Chris Brockway

Ward/other councillors

- ❖ None registered

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.

Voting: For – 8, Against – 3, Abstain – 1

Cllr G Farquhar asked for his abstention to be recorded. Cllr P Hall asked for his vote against the move to grant to be recorded.

Note: Cllr S McCormack was not in attendance for this item.

127. 25 Kilmington Way, Christchurch BH23 5BL

Highcliffe and Walkford Ward

8/22/0826/FUL

New dwelling.

Public Representations:

Objectors

- ❖ Patricia Taylor

Applicant/Supporters

- ❖ None registered

Ward/other councillors

- ❖ Cllr A Martin, in objection

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report and with the following amendment to Condition 4 as requested by the Committee:

(c) “planting plans including the provision of at least one tree *to be of the species Quercus Fastigate (Cypress Oak)*”

Voting: For – 9, Against – 2, Abstain – 2

Cllr G Farquhar asked for his abstention to be recorded.

128. Branksome Chine Cafe, Pinecliff Road, Poole BH13 6LP

Canford Cliffs Ward

APP/22/00538/F

Erect temporary and removable timber decking area on the beach to the south east of the Branksome Chine Café/Restaurant and Shack for a 3 year period.

Public Representations:

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward/other councillors

- ❖ None registered

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer’s report and with the following additional condition as requested by the Committee:

- **Site management plan**

A management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the approved decking first being brought into use detailing how the storage of items used on the decking including tables, chairs, refuse bins will be stored outside of the operational hours of the decking and how the decking will remain clear of associated paraphernalia outside of the operational hours. The use of the decking area shall be operated in accordance with the approved management plan.

Reason: In the interests of safety and visual amenities of the wider area

Voting: For – 12, Against – 1, Abstain – 0

129. Guildford Court, 29 Surrey Road, Bournemouth BH4 9HP

Talbot and Branksome Woods Ward

7-2022-3795-AO

Prior approval procedure – Erection of an additional storey on each of the existing blocks of flats to create 8 additional flats in total.

Public Representations:

Objectors

- ❖ Kevin Standish

Applicant/Supporters

- ❖ None registered

Ward/other councillors

- ❖ None registered

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.

Voting: For – 12, Against – 0, Abstain – 1

Cllr G Farquhar asked for his abstention to be recorded.

130. 28 Brackendale Road, Bournemouth BH8 9JA

Queens Park Ward

7-2022-13548-I

Minor material amendment application to vary condition no. 1 of 7-2021-13548-H to allow for changes to previously approved roof, fenestration, internal layout and installation of a side dormer (Original description: Demolition of existing dwelling and erection of a dwellinghouse)

Public Representations:

Objectors

- ❖ Paul and Sheila French

Applicant/Supporters

- ❖ Neil McKeon on behalf of the applicant

Ward/other councillors

- ❖ Cllr M Anderson, in objection

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.

Voting: For – 12, Against – 0, Abstain – 1

Cllr G Farquhar asked for his abstention to be recorded.

131. St Swithun's House, 21 Christchurch Road, Bournemouth BH1 3NS

East Cliff and Springbourne Ward

7-2022-5931-AU

Extensions and alterations involving replacement of conservatories, installation of first floor terraces to North, East and West elevations, alterations to fenestration including addition of roof lights and erection of bin and cycle stores.

Public Representations:

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward/other councillors

- ❖ None registered

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.

Voting: For – 13, Against – 0, Abstain – 0

The meeting was adjourned between 12.18pm and 12.22pm, 1.06pm and 1.44pm and 3.20pm and 3.24pm.

The meeting ended at 3.43 pm

CHAIRMAN