

# Notice of Planning Committee

Date: Thursday, 12 August 2021 at 9.30 am

Venue: Committee Suite, Civic Centre, Poole BH15 2RU



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## Membership:

### Chairman:

Cllr D Kelsey

### Vice Chairman:

Cllr T Johnson

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 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 and encouraged to view the live stream of this meeting at the following link in the wider interest of maintaining public health:

<https://democracy.bpcouncil.gov.uk/ieListDocuments.aspx?MIId=5162>

Guidance has been produced for members of the public that wish to attend a meeting open to the public, which is available at the link below:

<https://democracy.bpcouncil.gov.uk/uuCoverPage.aspx?bcr=1>

**Please Note:** There is limited capacity and once this has been reached, others will not be admitted – please advise Democratic Services if you plan to attend to avoid disappointment.

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services on 01202 096660 or email [democratic.services@bpcouncil.gov.uk](mailto:democratic.services@bpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email [press.office@bpcouncil.gov.uk](mailto:press.office@bpcouncil.gov.uk)

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

GRAHAM FARRANT  
CHIEF EXECUTIVE

4 August 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. 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.

## 4. Public Issues

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

**Please Note:** The Chairman has agreed that in line with the Paragraph 13 of the Committee's current Protocol for Public Statements, that the attached Protocol for Public Statements should be adopted for this meeting of the Planning Committee only. Therefore, the number of public statements relating to the applications referred to at agenda items 5a and 5b be increased, with a maximum of 6 statements from objectors and 6 statements from applicants/supporters, each statement consisting of no more than 450 words. Any registered party may make a representation by either joining the meeting virtually or by having their statement read out by the Committee Clerk.

The deadline for the submission of requests to speak is 12 noon on Wednesday 11 August 2021. 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.

## 5. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at 5a and 5b, as updated by the agenda addendum sheet to be published on Wednesday 11 August 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>

- a) **Land North of Bearwood, Magna Road and Knighton Lane, Poole**  
(Bearwood and Merley)

APP/19/00237/P

Hybrid planning application seeking:

Full permission for the demolition of No. 94 Magna Road, construction of primary access roads, formation of multifunctional open spaces, reprofiling to allow for construction of primary surface and foul water infrastructure, installation of mains services and formation of development platform; in support of:

Outline permission for the phased development of up to 695 new homes, a community hub comprising retail uses (A1/A2/A3), flexible workspace (B1), community uses (D1/D2) and a 60 bed care home

### **Adjournment**

The Committee will adjourn until 1pm.

- b) **Hicks Farm, Throop Road and land East of Lavender Road and Taylor Drive, Bournemouth** 131 - 200  
(Muscliffe & Strouden Park)  
  
7-2021-7824-C  
  
Change of use to Suitable Alternative Natural Greenspace (SANG) together with the formation of an associated car park, Access and infrastructure - Regulation 3 (Revised Application).

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.