

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**PLANNING COMMITTEE**

Minutes of the Meeting held on 06 October 2021 at 9.30 am

Present:-

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

Present: Cllr S Baron, Cllr D Borthwick (In place of Cllr B Dion),  
Cllr M F Brooke (In place of Cllr M Le Poidevin), Cllr S Bull,  
Cllr P R A Hall, Cllr P Hilliard, Cllr T O'Neill and Cllr A M Stribley

50. Apologies

Apologies were received from Cllr S Bartlett, Cllr M Davies, Cllr N Decent, Cllr B Dion, Cllr G Farquhar, Cllr M Le Poidevin, and Cllr S McCormack.

51. Substitute Members

Notice was received of the following substitute members for this meeting:

Cllr D Borthwick substituting for Cllr B Dion  
Cllr M Brooke substituting for Cllr M Le Poidevin

52. Declarations of Interests

In respect of the planning application for 63 Merriefield Road, Cllr M Brooke declared that one of the objectors making a public statement delivered leaflets for him. For transparency he would not take part in this item.

53. Public Issues

In accordance with paragraph 13 of the Public Speaking Protocol the Chairman exercised his discretion to allow a maximum of six statements from objectors and a maximum of six statements from applicants/supporters on the major planning application for the Quay Thistle, Quay Road, Poole. He also enabled members of the public to read out their statements in person via remote video link at the meeting if they so wished.

For all other planning applications on the agenda the standard provisions in the Protocol were applied.

54. Schedule of Planning Applications

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

55. Quay Thistle, The Quay, Poole, BH15 1HD

Poole Town Ward

APP/20/01163/F

Demolition of the existing hotel building and redevelopment to provide a mixed use scheme of five buildings providing flexible commercial units (Class E/F1/F2) at ground floor with a total of 228 residential units above (Class C3) and a hotel with ancillary bar/restaurant (Class C1), plus basement level car parking, cycle parking, hard and soft landscaping, revised access and associated works.

Public Statements:

IN OBJECTION

- Bill Constance – Poole Quays Forum
- Chris Allenby – Poole Old Town Conservation Group
- Dawn Winter
- Gordon Sutterby – Poole Quays Forum (via video link)
- Alix Digby West – Harbour Ambition (via video link)
- Nick Crompton Smith

IN SUPPORT

- Mark Humphreys – Holloway Studio (Architects) (via video link)
- Peter Bovill – Montagu Evans (Planning Consultant) (via video link)
- Andi Kercini – MHA (Applicant) (via video link)

WARD COUNCILLORS

- Cllr M Howell, speaking in objection (via video link)

**Resolved that the application be REFUSED contrary to the officer's recommendation for the following reasons:**

- Overdevelopment of the site (excessive scale and height at eastern end of the site & historical quay).
- Out of character.
- Detrimental impact on the character and appearance of the Conservation Area.
- Loss of Trees.
- Applicant has failed to demonstrate the scheme cannot make a policy-complaint affordable housing contribution.
- Contrary to policies PP06 (High Street, Quay and Old Town), T12 (Quay Thistle); PP11 (Affordable Housing), PP27 (Design), PP29 (Tall Buildings), PP30 (Heritage Assets) of the Poole Local Plan
- Failure to secure adequate mitigation for the following impacts of the scheme:

- Open Space contribution
- Education contribution
- Medical contribution
- Highway mitigation works
- Heathland mitigation
- Harbour mitigation
- Contrary to policies PP24, PP25, PP32, PP34, PP35, and PP39 of the Poole Local Plan.

Voting:

For – 8            Against – 2            Abstentions – 0

56. 96 Lowther Road, Bournemouth, BH8 8NS

East Cliff and Springbourne Ward

7-2021-23976-C

Outline submission for the demolition of the existing building and the erection of a block of 9 flats with cycle and bin stores

Public Statements:

IN OBJECTION

- Ian Lawrence

IN SUPPORT

- Matt Annen – Pure Town Planning

WARD COUNCILLORS

- Cllr Roberto Rocca called in the application. A written statement of objection was read out in his absence.

**Resolved that planning permission be GRANTED with the conditions set out in paragraph 45 of the officer's report, which are subject to alteration/addition by the Head of Planning Services provided any alteration/addition does not go to the core of the decision, and the completion of a Section 106 agreement with the terms set out in paragraph 45 of the officer's report.**

Voting:

For – 9            Against – 0            Abstentions – 1

Note: In presenting his report the Officer clarified that a total of 57 representations had been received, 41 of these from separate households. As indicated in the Committee addendum sheet all representations were available to view on the Council's website, and those not previously published did not raise any issues which had not been summarised in paragraph 18 of the officer's report.

57. 1 Twynham Avenue, Christchurch, BH23 1QU

Christchurch Town Ward

8/21/0602/CONDR

Single storey rear extension and new side entrance. Replacement outbuilding (existing garage to be replaced on existing foundations with a new storage building). Variation of Condition 2 of Application no. 8/20/1110/FUL (Approved plans)

To include the below amendments to the approved proposal;

Replace existing front door with a window and create an office, create new fire escape door to the side elevation and replace pitched roof on approved extension with a flat roof.

Public Statements:

IN OBJECTION

- Susan Suliman
- John Pendrill

IN SUPPORT

- None registered

WARD COUNCILLOR

- Cllr M Cox called in the application. He did not make a representation at the meeting.

**Resolved that planning permission be APPROVED with the conditions set out in paragraph 42 of the officer's report.**

Voting:

For – 6          Against – 3          Abstentions – 1

Note: A prior move to refuse the application was not carried: Voting: For – 4, Against – 6, Abstentions – 0

58. 63 Merriefield Avenue, Broadstone, BH18 8DB

Broadstone Ward

APP/21/00686/F

Proposed alterations to the existing roof structure to create further bedroom accommodation, with the formation of a gable extension, half hipped extension, installation of roof lights and new north facing dormer. Minor fenestration alterations to the ground floor with a new flat roofed entrance canopy, new windows and doors to the south, west, and east elevations and internal alterations.

Public Statements:

IN OBJECTION

- John Mason
- Sharon and Trevor Morton

IN SUPPORT

- Gareth Bristow, Bristow and Associates

WARD COUNCILLOR

- Cllr M Brooke called in the application. In accordance with his declaration of interest he did not speak or vote on this item and left the meeting room while the item was considered.

**Resolved that planning permission be GRANTED with the conditions set out in paragraph 20 of the Officer's report.**

Voting:

For – 9          Against – 0          Abstentions – 0

59. 13 Wick Lane, Christchurch, BH23 1HT

Christchurch Town Ward

8/20/1084/FUL

Demolition of existing commercial unit to side/rear of existing property. Construction of single storey side and 2 storey rear extension with full refurbishment of existing property. Construction of garage to the rear and formation of 1 x parking space via existing access. Amended Plans Received 30/11, 04/02, 03/03,31/03

Public Statements:

IN OBJECTION

- Sue Newman Crane
- Peter Fenning

IN SUPPORT

- Matt Stevens – Aspire Architects

WARD COUNCILLOR

- Cllr P Hall called in the application. He confirmed that he had not predetermined the application and spoke in his capacity as Member of the Committee.

**Resolved that planning permission be GRANTED with the conditions set out in the officer's report, as revised and added to in the Committee addendum sheet, and with the following additional condition omitted from the officer's report and agreed by the Committee:**

- **Single window in southwest elevation of proposed two storey extension to be obscure glazed**

Reason: The proposed two storey extension has a single window in the southwest elevation, proposed to serve an en suite bathroom. Given the distance from the boundary, it is considered this window, in the absence of obscure glazing, could have direct views to the garden of the neighbouring property. A condition is therefore recommended to ensure this window is obscurely glazed.

Voting:

For – 8

Against – 0

Abstentions – 0

Note: A move to refuse the application was not carried: Voting: For – 2, Against – 8, Abstentions – 0

The meeting ended at 2.23 pm

CHAIRMAN