

Notice of Planning Committee



Date: Wednesday, 13 July 2022 at 11.00 am

Venue: Committee Room, First Floor, BCP Civic Centre Annex, St Stephen's Rd, Bournemouth BH2 6LL

Membership:

Chairman:

Cllr D Kelsey

Vice Chairman:

Cllr T Johnson

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

Cllr T O'Neill
Cllr Dr F Rice
Cllr T Trent

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=5354>

If you would like any further information on the items to be considered at the meeting please contact: democratic.services@bcpCouncil.gov.uk on 01202 096660 or email

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email press.office@bcpCouncil.gov.uk

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

GRAHAM FARRANT
CHIEF EXECUTIVE

5 July 2022



Available online and
on the Modern.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



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)

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

Apologies

To receive any apologies for absence from Members.

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.

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.

Confirmation of Minutes

7 - 8

To confirm and sign as a correct record the minutes of the Meeting held on 16 June 2022.

Public Issues

9 - 20

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

The deadline for the submission of requests to speak is 12 noon one day before the 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 meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=290>

Part A of the Protocol will apply to this meeting of the Planning Committee, summarised as follows:

Speaking at Planning Committee (in person or virtually*):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

*The Chairman has agreed to exercise his discretion to enable speakers to join the meeting remotely on MS Teams if preferred. For further information please contact Democratic Services.

Submitting a statement to Planning Committee as an alternative to speaking:

- Anyone who has registered to speak by the deadline may, as an alternative to attending/speaking in person or virtually, submit a written statement to be read out on their behalf.
- Statements must be provided to Democratic Services by 12noon one day before the meeting.
- A statement must not exceed 450 words (and will be treated as amounting to two and a half minutes of speaking time).

NOTE - For Agenda Items 6a and 6b:

The Chairman has agreed to exercise his discretion to amend the above arrangements for this application, to extend the speaking times from five to FIFTEEN minutes and the number of speakers from two to SIX speakers.

Please refer to the full Protocol document for further guidance.

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.

Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at 6a-6b, as updated by the agenda addendum sheet to be published on 12 July 2022.

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. To search for planning applications, the following link will take you to the main webpage where you can click on a tile (area) to search for an application. The link is:

<https://www.bcpccouncil.gov.uk/Planning-and-building-control/Search-and-comment-on-applications/Search-and-comment-on-applications.aspx>

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.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

- a) **Haven Hotel, 161 Banks Road and 159 Banks Road; Sandbanks Hotel, 15 Banks Road; and Harbour Heights Hotel, 73 Haven Road, Poole.**

21 - 114

Canford Cliffs

APP/17/00379/P

Major Outline application with details of access appearance, layout and scale to be determined and landscaping for consideration as a reserved matter. The application proposes the demolition of all existing buildings (over all 3 sites) and the erection of a 171 bedroom hotel with associated hotel facilities, access and underground parking on the Sandbanks Hotel site; the erection of three blocks of residential apartments (119 units in total) and a restaurant with associated access and underground parking on the site of the Haven Hotel; and the erection of a 38 suite aparthotel with associated hotel facilities, access and underground parking on the site of the Harbour Heights Hotel.

- b) **Land Between the Bridges, West Quay Road, Poole**

115 - 498

NOTE - Not to be heard before 14:00.

Poole Town

APP/18/00750/F

Major application for the demolition of existing buildings and Grade II listed brick pier gate and the erection of a mixed-use development comprising 454 residential apartments (Class C3) together with food and beverage units (Class E(b)), office workspace (Class E(g)), art gallery (Class F1(b)), museum (Class F1(c)), a replacement facility for Poole Amateur Rowing

Club (sui generis), quayside walkway, replacement quay wall, landscaping and associated ancillary works including highway works, car and cycle parking. This application includes an Environmental Impact Assessment (Revised Description).