

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 15 June 2023 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr P Hilliard – Vice-Chairman

Present: Cllr C Adams, Cllr S Carr-Brown, Cllr J Clements, Cllr M Gillett,
Cllr B Hitchcock, Cllr G Martin, Cllr Dr F Rice, Cllr J Salmon,
Cllr P Sidaway, Cllr M Tarling and Cllr B Dove (In place of Cllr J
Challinor)

Also in Cllr M Cox
attendance
virtually:

8. Apologies

Apologies for this meeting were received from Cllr J Challinor and Cllr D Flagg.

9. Substitute Members

Cllr B Dove substituted for Cllr J Challinor

10. Declarations of Interests

Cllr M Tarling declared that in relation to agenda item 6b, 32 Addington Place, Christchurch BH23 3PB, that they were pre-determined. They withdrew from the meeting for the consideration of this item after making a statement as a ward Councillor on behalf of local residents objecting to the application.

Cllr G Martin – declared an other registerable interest in agenda item 6a, The Captains Club Hotel, Wick Lane, Christchurch BH23 1HU, and withdrew from the meeting for the duration of this item

11. Confirmation of Minutes

The minutes of the meeting held on 1 June 2023 were confirmed as a correct record for signing by the Chairman.

12. Public Issues

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

13. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to D to these minutes in the Minute Book. There was an addendum sheet published on 14 June 2023 which appears as Appendix E to these minutes. The Committee considered the planning applications in the order set out below:

14. The Captains Club Hotel, Wick Lane, Christchurch BH23 1HU

Christchurch Town Ward

8/22/1069/FUL

An extension to the existing hotel to create additional hotel bedrooms and suites and ancillary plant rooms.

Public Representations

Objectors

- ❖ Mark Stickland
- ❖ David Buist, read out by the Democratic Services Officer on behalf of the objector

Applicant/Supporters:

- ❖ Peter Lamb
- ❖ Andrew Emery, BCP Council

Ward Councillors:

Cllr M Cox

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

1. The proposed extension to the hotel, by reason of its design, which introduces significant fenestration to the north elevation, scale which increases the building's height and projects closer to the nearest residential properties and the subsequent proximity to neighbours in Creedy Drive will adversely impact on living conditions at these neighbouring dwellings by reason of a loss of privacy, overlooking and light pollution and disturbance from north facing windows in the proposed extension.

The proposal is therefore contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014).

2. The proposal is within 5Km of a Site of Special Scientific Interest (SSSI). This SSSI is also part of the designated Dorset Heathlands SPA (Special Protection Area) and Ramsar site and is also part of the Dorset Heaths SAC (Special Area of Conservation). The proximity of

these European Sites (SPA and SAC) means that determination of the application should be undertaken with regard to the requirements of the Habitat Regulations 1994, in particular Regulations 48 and 49. If the Council had been minded to grant permission in all other respects it would have to carry out an appropriate assessment in accordance with the advice and procedures set out broadly in Circular 06/2005.

The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA and SAC heathland. It is clear, on the basis of advice from Natural England that, the proposed development would in combination with other plans and projects within close proximity to heathland and in the absence of any form of acceptable mitigation be likely to have an adverse effect on the heathland special features including those which are SPA and SAC features. Having regard to the Waddenzee judgement (ECJ case C-127/02) the Council is not in a position to be convinced that there is no reasonable scientific doubt to the contrary. For these reasons, and without needing to conclude the appropriate assessment, the proposal is considered contrary to the recommendations of the Berne Convention Standing Committee on urban development close to the Dorset Heathlands and also the provisions of the Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document (SPD), which took effect in November 2020. The proposal is also contrary to policy ME2 of the Christchurch and East Dorset Local Plan.

Voting: For – 6, Against – 5, Abstain – 1

Notes:

The motion was moved and seconded with an additional reason to refuse regarding the scale, bulk and mass impact on heritage assets contrary to Policy BE5 of the Christchurch and East Dorset Local Plan and the impact on conservation areas contrary to Policy HE1 of the Christchurch and East Dorset Local Plan.

A motion to amend the initial motion to remove this reason from the substantive motion was moved and seconded.

Voting: For – 8, Against – 4

This reason was therefore removed from the list of reasons for refusal for the substantive motion.

15. 32 Addington Place, Christchurch BH23 3PB

Christchurch Town Ward

8/23/0027/HOU

Two storey side extension and single storey rear extension (amended).

Public Representations

Objectors

- ❖ Residents of Addington Place represented by Cllr M Tarling

Applicant/Supporters:

- ❖ Matt Bell (also read a statement on behalf of the applicant)

Ward Councillors:

- ❖ Cllr M Cox
- ❖ Cllr M Tarling

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

Voting: For – 9, Against – 3

Notes:

Prior to this, a move to refuse the application was seconded but not carried:
Voting: For – 5, Against – 8, Abstain – 1

16. 46 Winston Avenue, Poole, BH12 1PF

Alderney and Bourne Valley Ward

APP/23/00185/F

Single storey side extension and alterations. Front porch and front dormer.

There were no public representations

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

Voting: Unanimous

17. Land at Aviation Business Park, Viscount Road, Hurn, Dorset BH23 6NW

Commons Ward

1) 8/19/0864/OUT

Outline planning application for the erection of up to 85,100 sqm GIA of Class B1, B2, B8 employment floorspace, of which no more than 34,000 sqm GIA shall be B1/B2 (Business and General Industrial), and of that, no more than 4,000 sqm GIA shall be B1a (Offices), with access and associated works. All matters reserved save for Access.

2) Application 8/19/0870/FUL

Development of estate road and drainage infrastructure with associated works (full).

3) Application 8/19/0882/FUL

Development of employment unit (use classes B1c, B2, B8) with access, landscaping, car parking and associated works (full)

There were no public representations.

Resolved that the Director of Planning and Destination be delegated the power to determine all of the applications: with power to negotiate and determine the wording, terms and associated documentation of any condition(s) and /or planning obligation(s) that the Director of Planning and Destination considers necessary in relation to any such determinations and issue all relevant documentation/ decision notices.

Voting: For - 12, Against – 1

The meeting ended at 2.43 pm

CHAIRMAN