

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 21 September 2023 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr P Hilliard – Vice-Chairman

Present: Cllr C Adams, Cllr J Challinor, Cllr D A Flagg, Cllr M Gillett,
Cllr B Hitchcock, Cllr G Martin, Cllr Dr F Rice, Cllr K Salmon,
Cllr M Tarling, Cllr P Canavan (In place of Cllr S Carr-Brown),
Cllr S Moore (In place of Cllr P Sidaway) and Cllr T Trent (In place of
Cllr J Clements)

Also in attendance: Cllr S Bartlett

41. Apologies

Apologies were received from Cllrs S Carr-Brown, J Clements and P Sidaway.

42. Substitute Members

Cllr P Canavan for Cllr S Carr-Brown, Cllr T Trent for Cllr J Clements and Cllr S Moore for Cllr P Sidaway

43. Declarations of Interests

Cllr P Hilliard declared in relation to pre-determination that they had previously made positive statements in public meetings regarding the importance of the Long Groyne for protection. They would not take part in the debate or vote on this item.

Cllr M LePoidevin, declared for transparency that they attended and was on the Church Council for Spire Church as it was referenced in a public statement for item 6b.

Cllr M Tarling declared for transparency that he had attended FCERM meetings but had not expressed any views in relation to this.

Mr D Hodges, Development Management Manager, declared a personal interests in items 6a and 6b and withdrew from the meeting for these items.

44. Confirmation of Minutes

The minutes of the meeting held on 17 August were approved as a correct record.

45. Public Issues

There were a number of public requests to speak and for statements to be read out. These are detailed under the individual items below.

46. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to E to these minutes in the Minute Book. A Committee Addendum Sheet was published on 16 August 2023 and appears as Appendix D to these minutes. The Committee considered the planning applications in the order set out below:

The meeting adjourned at 9:11 am and resumed at 9:25am

47. St Peters Church Hall, 10 Chapel Road, Poole, BH14 0JU (APP/23/00377/P)

Parkstone Ward

(APP/23/00377/P)

Demolish Church Hall and replace with a new development of six houses with associated parking.

Public Representations

Objectors

❖ Ms Emma Lidster

Applicant/ Supporters

❖ Revd Mike Trotman

RESOVLED that the application be REFUSED in accordance with the recommendation set out in the Planning Officer's report.

Voting: For - 10, Against - 3, Abstain - 1

Note: A move was made to defer for further information which was not seconded.

The meeting adjourned 11.54 and resumed at 12:05

48. St Peters Church Hall, 10 Chapel Road, Poole, BH14 0JU (APP/23/00382/P)

Parkstone Ward

(APP/23/00382/P)

Demolish Church Hall and replace with a new development of 4no. houses with associated parking.

Public Representations

Objectors

- ❖ Ms Amy Goodall – Statement read out by Democratic Services Officer
- ❖ Mrs Christine Law

Applicant/ Supporters

- ❖ Mr Darryl Howells, Agent on behalf of applicant

RESOVLED that the application be REFUSED in accordance with the recommendation set out in the Planning Officer's report subject to the exclusion of reason 2 in the list of reasons for refusal.

Note: The removal of reason 2 from the list of reasons for refusal was due to the proposal not being considered overcrowded and therefore not detrimental to the character and appearance of the street scene.

Voting: For - 8, Against - 5, Abstain - 1

The meeting adjourned at 12:47 pm and resumed at 1:22pm.

49. Hengistbury Head Long Groyne

East Southbourne and Tuckton

(7-2023-15059-Y)

Demolition of the existing long groyne and construction of a new long groyne.

Public Representations

Objectors

- ❖ None

Applicant /Supporters

- ❖ Mr Peter Christie on behalf of the applicant

RESOLVED that the application be APPROVED in accordance with the recommendation set out in the officer's report.

Voting: Unanimous

50. 39 and 39A Queens Park Avenue, Bournemouth, BH8 9LH

Queen's Park Ward

(7-2021-2983-J)

Minor Material Amendment to vary conditions 1 and 7 of application 7-2019-2983-I to amend front boundary fence and finishes to side boundary wall, location of bin store, access and turning areas to be tarmac, removal of screen planting along front boundary and variation to pedestrian access to include brick wall/ fence (Original description - Erection of a block of five flats with parking, refuse facilities and integral bikestore).

Public Representations

Objections

- ❖ Mr Stephen Blandamer – statement read by Democratic Services
- ❖ Mr Jim Dipple – statement read by Democratic Services

Support

- ❖ Aspire Architects – statement read by Democratic Services

RESOLVED that the application be APPROVED in accordance with the recommendation set out in the officer's report.

Voting: Unanimous

51. Sandpiper Cafe, West Undercliff Promenade, Bournemouth BH2 5AA

Westbourne and Westcliff

Installation of removeable timber decking and 4 beach huts to provide seasonal seating area (Part Retrospective).

7-2023-15059-X

Public Representations

Objections

- ❖ None

Support

- ❖ Paul Richardson, Shore Architects – statement read out by Democratic Services

Call-in Councillor

- ❖ Cllr S Bartlett

RESOLVED that the application be REFUSED contrary to the recommendation in the Officer's report to grant the application for the following reason:

It is considered that the proposed decking and structures would result in the loss of usable open space and result in a visually intrusive and cluttered form of development that would have an adverse impact on the openness of the beach sand area. The proposal would therefore be contrary to policies CS29, CS31 and CS41 of the Bournemouth Local Plan.

Voting: For - 8, Against – 5, Abstain - 1

Note: A move was made to approve the application with an amendment to strengthen condition 7 to include that a litter management plan be submitted approved in writing by the Local Planning Authority. The move was lost by 5 votes to 9.

The meeting ended at 3.11 pm

CHAIRMAN