

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 15 February 2024 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr P Hilliard – Vice-Chair

Present: Cllr S Bull (In place of Cllr K Salmon), Cllr S Carr-Brown,
Cllr J Challinor, Cllr M Gillett, Cllr B Hitchcock, Cllr G Martin,
Cllr P Sidaway and Cllr T Trent (In place of Cllr M Tarling)

88. Apologies

Apologies were received from Cllr C Adams, Cllr J Clements, Cllr D Flagg, Cllr Dr F Rice, Cllr K Salmon, Cllr M Tarling.

89. Substitute Members

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

Cllr T Trent for Cllr M Tarling, Cllr S Bull for Cllr K Salmon.

90. Declarations of Interests

There were no declarations of interest.

91. Confirmation of Minutes

The minutes of the meeting held on 18 January 2024 were confirmed as an accurate record for signing by the Chair, subject to adding a note under Minute Number 87 that Cllr M Gillett did not take part in this item as a committee member and therefore did not vote on any of the above resolutions.

92. Public Issues

The Chair advised that there were a number of requests to speak on the planning applications as detailed below.

93. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – E to these minutes in the Minute Book. A Committee Addendum Sheet was published on 14 February 2024 and appears as Appendix F to these minutes.

The Chair advised of a change in the running order to take Agenda Item 6e first, followed by 6c, 6a, 6b and 6d.

94. Land at 40 Dorset Lake Avenue, Poole

Canford Cliffs Ward

APP/20/01135/F

Erection of a 5-bedroom house, pool and boathouse

The Development Management Manager explained that following the receipt of legal advice prior to the meeting in relation to the 2019 fallback position, it was now recommended that this application be deferred for one meeting cycle.

RESOLVED to DEFER consideration of the application until the next Committee meeting on 14 March 2024.

Voting: Unanimous

95. Land at the corner of Windham Road and Stanley Road, Springbourne, Bournemouth BH1 4SS

East Cliff and Springbourne Ward

7-2023-7077-F

Outline application to erect a building containing 9 x residential flats with associated access, bin and cycle storage with Landscaping a Reserved Matter.

Public Representations

Objectors

- ❖ Mark Elkins
- ❖ Carrie Holland

Applicant/Supporters

- ❖ Matt Annen on behalf of the applicant

Ward Councillors

- ❖ Cllr S Armstrong
- ❖ Cllr A-M Moriarty

RESOLVED to agree the recommendation in the Officer's report as updated in the Committee Addendum as follows:

Delegate powers to the Head of Planning (including any officer exercising their powers if absent and/or the post is vacant, and any other officer nominated by them for such a purpose) to GRANT permission subject to: a) the completion of a Section 106 agreement

to secure the required financial contributions of £2,979.00 (+ 5% fee) towards Heathland Mitigation; and b) the conditions as set out in the report (and any amendments to those conditions as deemed necessary)

Voting: For – 6, Against – 1, Abstain – 3

96. Elstead Hotel, 12 - 14 Knyveton Road, Bournemouth BH1 3QN

East Cliff and Springbourne Ward

7-2022-5377-AB

Outline submission to demolish existing buildings and erection of a block of up to 59 apartments with associated residents' gym and cinema, surface and basement parking, access and storage.

Public Representations

Objectors

- ❖ Anthony Irvine
- ❖ Mark Elkins

Applicant/Supporters

- ❖ Giles Moir on behalf of the applicant

Ward Councillors

- ❖ Cllr S Armstrong
- ❖ Cllr A-M Moriarty

RESOLVED to GRANT permission in accordance with the recommendation as set out in the Officer report, with the conditions set out in the report subject to a correction to Condition 6 to delete the phrase '(to be informed by other developments on West Cliff Road)' and the following additional condition requested by the Committee in response to concerns raised by Dorset Police regarding on site layout arrangements:

- **A scheme of security measures to be submitted to and approved by the Local Planning Authority in conjunction with Dorset Police**

and with the completion of a Section 106 agreement with the following terms:

Section 106 terms Financial contribution of £19,529, plus a £976.45 administration fee towards Heathlands Mitigation; as well as a viability review. The late viability review should take place when 75% of the units are complete.

Voting: For – 8, Against – 2, Abstain – 0

97. 1008 Wimborne Road, Bournemouth BH9 2DE

Moordown Ward

7-2023-3141-AF

Erection of a block of 8 flats, with bin, cycle stores and parking

Public Representations

Objectors

- ❖ Peter Traves

Applicant/Supporters

- ❖ Giles Moir on behalf of the applicant

Ward Councillors

- ❖ Cllr J Salmon

RESOLVED to GRANT permission in accordance with the recommendation as set out in the Officer's report, with the conditions set out in the report and the following additional condition requested by the Committee:

- **A scheme of solar panels to be submitted to and approved by the Local Planning Authority**

and the completion of a Section 106 agreement with the following terms: Section 106 terms Heathland Mitigation (SMM): £2,648 plus £132.40 administration fee

Voting: For – 6, Against – 2, Abstain – 2

98. 19a Rozelle Road, Poole BH14 0BX

Penn Hill Ward

APP/23/01196/F

Demolish existing and erect 3 detached houses with parking

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Sophia Dykes on behalf of the applicant

Ward Councillors

❖ None registered

RESOLVED to REFUSE planning permission contrary to the recommendation set out in the Officer's report for the following reasons:

- **Overdevelopment of the site due to the extent of the development the proximity of the buildings, the extent of site coverage and the negative impact on the character and appearance of the area which would therefore be contrary to Policies PP27 and PP28 of the Poole Local Plan 2018.**
- **The proposed dwellings, due to their proximity and orientation to the surrounding residential properties, would result in an overbearing relationship with unacceptable levels of overlooking and loss of privacy, particularly to those dwellings along Earlham Drive. The proposal is therefore contrary to Policies PP27 of the Poole Local Plan 2018 in that it would result in a harmful impact upon the amenity of neighbouring residents.**

Voting: For – 7, Against – 2, Abstain – 1

The meeting ended at 2.21 pm

CHAIR