

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 14 March 2024 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr P Hilliard – Vice-Chair

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

99. Apologies

Apologies were received from Cllr J Challinor, Cllr J Clements, Cllr D Flagg and Cllr P Sidaway.

100. Substitute Members

Notification was received that Cllr K Rampton was substituting for Cllr J Challinor for this meeting.

101. Declarations of Interests

There were no declarations of interest on agenda items for this meeting.

102. Confirmation of Minutes

The minutes of the meeting held on 15 February 2024 were confirmed as an accurate record for the Chair to sign.

103. Public Issues

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

104. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – G to these minutes in the Minute Book. A Committee Addendum Sheet was published on 13 March 2024 and appears as Appendix H to these minutes.

105. Land adjoining 1 Upper Terrace Road, Bournemouth, BH2 5NW

Bournemouth Central Ward

7-2023-4235-J

Erection of a 5/6 storey block of 31 flats with integral bin and cycle stores (Outline to include access, appearance, layout and scale).

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Eddie Fitzsimmons, applicant
- ❖ David James, architect

Ward Councillors

- ❖ Cllr Hazel Allen, in objection

RESOLVED to REFUSE permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 9, Against – 1, Abstain – 1

106. Hicks Farm, Throop Road, Bournemouth, BH8 0DN (Application Number 7-2023-7824-E)

Muscliff and Strouden Park Ward

7-2023-7824-E

Variation of condition no. 18 of application 7-2021-7824-C to allow for the removal of carriageway markings to restrict parking/loading along a circa 15m stretch of Taylor Drive (Original Description of Development: Change of use to Suitable Alternative Natural Greenspace (SANG) together with the formation of an associated car park, access and infrastructure - Regulation 3).

Public Representations

None registered

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 11, Against – 0, Abstain – 0

107. Hicks Farm, Throop Road, Bournemouth, BH8 0DN (Application Number 7-2023-7824-F)

Muscliff and Strouden Park Ward

7-2023-7824-F

Variation of condition 11 of planning permission 7-2021-7824-C to allow the SANG to open prior to the Vehicle Electric Charging Points operating and to align their availability with the car park opening hours. (Original Description of Development: Change of use to Suitable Alternative Natural Greenspace (SANG) together with the formation of an associated car park, access and infrastructure - Regulation 3).

Public Representations

None registered

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 11, Against – 0, Abstain – 0

Note: A prior move to grant permission with an additional condition to require the Vehicle Electric Charging Points to be operational within three years of the permission was seconded but not carried. Voting: For – 2, Against – 9, Abstain – 0

108. Land at 40 Dorset Lake Avenue, Poole

Canford Cliffs Ward

APP/20/01135/F

Erection of a 5-bedroom house, pool and boathouse

Public Representations

Objectors

- ❖ Simon Whale
- ❖ Ashley Faull

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr John Challinor, in objection

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 8, Against – 3, Abstain – 0

109. Who Dares Gyms Beach Gym, East Cliff Zigzag Bournemouth BH1 3AD

East Cliff and Springbourne Ward

7-2023-15748-J

Temporary change of use from an open beach space to a fitness space with gym equipment, decking, an enclosure fence and storage containers, with ancillary sale of food and drink for consumption on the premises

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr Anne Filer, in support

RESOLVED to GRANT the application in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24 but delegate authority to the Head of Planning Operations to:

- **Agree the final wording of the updated Flood Risk Management and Emergency Evacuation Plan condition and the additional Noise Management Plan condition which were included in the Committee Addendum.**
- **Issue the permission once the Environment Agency have agreed the Flood Risk Assessment**

Voting: For – 9, Against – 2, Abstain – 0

110. East Undercliff Drive to the right of East Cliff Lift, Bournemouth, BH2 5AA

East Cliff and Springbourne Ward

7-2023-15059-AA

Use of land as a seasonal outdoor event space for serving food and beverages with ancillary structures (Use Class E)

Public Representations

Objectors

- ❖ Philip Stanley-Watts

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

❖ Cllr Anne Filer, in support

RESOLVED to GRANT the application contrary to the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24, with the following conditions, to be applied/adapted from the permission for application 7-2023-15748-J where relevant:

- **Development to be carried out in accordance with plans as listed**
- **Scheme for the enclosure of the development shall be submitted to and approved in writing by Local Planning Authority, to include details of fencing not to exceed 1.1m in height with a clear glazed screen above***
- **Lighting to be restricted to approved area only and to be compliant with 'GN08/23 Bats and Artificial Lighting at Night'**
- **Flood Risk Assessment and Emergency Evacuation Plan**
- **Noise Management Plan**
- **Hours of Use**
- **Waste Management Plan**
- **Prior agreement on design of container cladding**
- **Temporary permission expiring 1 April 2025**
- **Removal of structures at end of season**
- **Informative notes**

and delegate authority to the Head of Planning Operations to:

- **Agree the final wording of the updated Flood Risk Management and Emergency Evacuation Plan condition and the additional Noise Management Plan condition which were included in the Committee Addendum.**
- **Issue the permission once the Environment Agency have agreed the Flood Risk Assessment**

Note: *Additional condition requested by the Committee as an amendment to the move to grant and carried. Voting: For – 6, Against – 5, Abstain – 1 (Chair using casting vote)

Voting on the substantive motion: For – 6, Against – 4, Abstain – 1

Reason for decision contrary to officer recommendation:

Members felt that the development was acceptable subject to compliance with the conditions attached to the permission. Although located on open space the development contributes to the seafront tourism offer and supports the aims of the current Seafront Strategy. The loss of open space is not permanent and the development will only be present between April and September. Members acknowledged the scale and massing of the

development but felt that the condition in respect of fencing would open up visibility of the beach. Given the nature of the proposal, Members agreed to grant a one year temporary consent to be in keeping with other similar developments and to allow the Council flexibility in considering future beach operations in light of the emerging Local Plan and the review of the Seafront Strategy.

111. The Ferryman, 6 New Quay Road, Poole, BH15 4AF

Hamworthy Ward

APP/23/00279/F

Part retrospective application to erect a 4 storey building comprising office accommodation on the ground floor and 10no. self contained flats (100% affordable housing) with associated car parking, cycle store and bin provision.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Darryl Howells, on behalf of the applicant

Ward Councillors

- ❖ None registered

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report

Voting: For – 11, Against – 0, Abstain – 0

The meeting ended at 3.01 pm

CHAIR