

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 18 April 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 J Clements, Cllr J Challinor,
Cllr D A Flagg, Cllr M Gillett, Cllr B Hitchcock, Cllr G Martin,
Cllr Dr F Rice, Cllr K Salmon, Cllr P Sidaway and Cllr M Tarling

112. Apologies

There were no apologies.

113. Substitute Members

There were no substitute members.

114. Declarations of Interests

Cllr G Martin declared a non pecuniary interest in the application for Hawkwood Road Main Car Park, car park rear of 629-633 Christchurch Road and 625 Christchurch Road. She did not speak or vote and left the meeting room when the item was considered.

115. Confirmation of Minutes

The minutes of the meeting held on 14 March 2024 were confirmed as an accurate record for the Chair to sign.

116. Public Issues

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

117. 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 17 April 2024 and appears as Appendix H to these minutes.

118. Hawkwood Road Main Car Park, car park rear of 629-633 Christchurch Road and 625 Christchurch Road, Boscombe, Bournemouth BH5 1BY

Boscombe West ward

7-2023-6706-D

Redevelopment of part of Hawkwood Road Main car park to provide a mixed-use scheme comprising 68 residential flats, a medical centre, public park and community pavilion, landscaping and public realm improvements. Proposed community centre on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3

Public Representations

Objectors

- ❖ Ian Redman

Applicant/Supporters

- ❖ Martha Covell, on behalf of the applicant

Ward Councillors

- ❖ Cllr George Farquhar, adjoining ward member

Resolved to GRANT permission in accordance with the recommendation and reasons set out in the officer's report, but subject to power being delegated to the Head of Planning Operations to agree details relating to the Section 106 agreement and to make alterations and/or additions to the conditions provided they do not go to the core of the decision, to include at the Committee's request:

- **CCTV scheme to cover the development to be included as part of S106 agreement;**
- **Amendment to condition 31 to remove reference to Block A and include reference to parking for non standard bicycles.**

Voting: For – 13, Against – 0, Abstain – 0

Note: Cllr G Martin did not speak, vote or remain in the meeting for this item.

119. 56A and 58 Danecourt Road, Poole BH14 0PQ

Parkstone ward

APP/22/01094/F

Demolition of the existing dwellings and outbuildings and the erection of 8 dwellings with associated access and parking

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ None registered

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

Voting: For – 13, Against – 0, Abstain – 1

120. Tayfield House, 38 Poole Road, Bournemouth BH4 9DW

Westbourne and West Cliff ward

7-2023-71-M

Demolition of existing office building and the erection of a flatted development comprising of 40 units (was 41) with associated cycle parking and landscaping. Retention of one access for servicing.

Public Representations

Objectors

- ❖ Laura Craighead
- ❖ Joshua Weller and Hannah Mazrae
- ❖ Bree Norton-Smith (see Note 1)

Applicant/Supporters

- ❖ Chris Miell, 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 as updated in the Committee Addendum dated 17.04.24 but subject to power being delegated to the Head of Planning Operations to agree details relating to the following additional conditions requested by the Committee:

- **Use of roof garden to be restricted to between 07.00hrs and 21.00hrs only;**
- **Roof garden privacy screening to comprise 1.8metre obscure glaze material.**

Voting: For – 9, Against – 2, Abstain – 3

Note 1: Due to an administrative error, the Committee agreed in the circumstances to hear a third public representation from objectors, the applicant's agent raising no objection to this.

Note 2: Following this item, Cllr J Clements left the meeting due to mayoral commitments.

121. 506-508 Charminster Road, Bournemouth BH8 9SJ

Muscliff and Strouden Park ward

7-2023-19125-B

Erection of 2 x buildings consisting of 7 x flats altogether with associated access, car parking and bin storage, involving partial demolitions to components of existing 2 x dwellings.

Public Representations

Objectors

- ❖ Craig Hendry

Applicant/Supporters

- ❖ Neil McKeon, on behalf of the applicant

Ward Councillors

- ❖ Cllr Lisa Northover, in objection

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

Voting: For – 13, Against – 0, Abstain – 0

Note: Following this item, Cllr D Flagg and Cllr P Hilliard left the meeting.

122. Clubhouse, Christchurch Sailing Club, Wick Lane, Christchurch BH23 1BY

Christchurch Town ward

8/23/0855/FUL

Proposed solar photo-voltaic panel installation

Public Representations

Objectors

- ❖ Caroline Crockard
- ❖ Ann and Desmond Newbery

Applicant/Supporters

- ❖ Ted Sansom, on behalf of Christchurch Sailing Club

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

123. 98 Kitchener Crescent, Poole BH17 7AY

Creekmoor ward

APP/24/00126/F

Replace existing single storey side utility and store with new single storey side and front extension to form larger entrance hall, home office, utility/WC and larger kitchen

Public Representations – None registered

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

Voting: For – 10, Against – 0, Abstain – 0

Note: Cllr Dr F Rice left the meeting during this item before the vote was taken.

The meeting ended at 3.25 pm

CHAIR