

Notice of Planning Committee



Date: Monday, 2 October 2023 at 10.00 am

Venue: Committee Room, First Floor, BCP Civic Centre Annex, St Stephen's Rd, Bournemouth BH2 6LL

Membership:

Chairman:

Cllr M Le Poidevin

Vice Chairman:

Cllr P Hilliard

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
Cllr M Tarling

All Members of the Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<http://ced-pri-cms-02.ced.local/ieListDocuments.aspx?CId=290&MId=5757>

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services or email democratic.services@bcpcouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email press.office@bcpcouncil.gov.uk

Note for Members of the Planning Committee

Members are asked to bring their copies of the Development Plans for BCP Council to the meeting for reference purposes.

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

GRAHAM FARRANT
CHIEF EXECUTIVE

22 September 2023

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

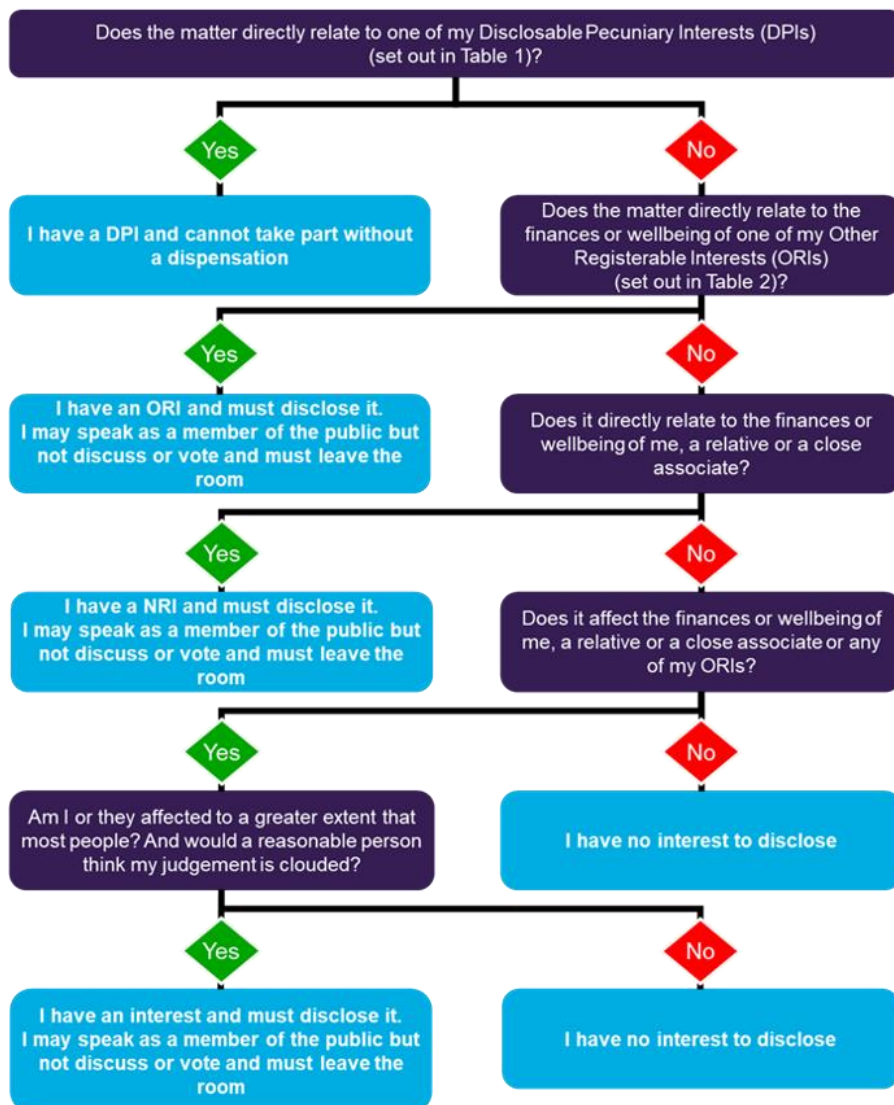


Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests



What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer
(susan.zeiss@bcpcouncil.gov.uk)

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

AGENDA

Public Attendance at Planning Committee meetings

Please note, public attendance at Planning Committees is limited to a maximum of 80 public attendees. Members of the public will be admitted on a first-come, first-served basis and once the maximum is reached, further attendance will not be permitted. Members of the public who have registered to speak at the Committee will have reserved seating from within the 80 spaces.

As space is limited, we recommend viewing the live broadcast of the proceedings via the Council's YouTube page. The broadcast of the meeting on 02 October can be watched here:

<https://youtube.com/live/Z6k27dnV0so?feature=share>

Please note that members of the public are advised to bring their own water as the facilities onsite will not include refreshments, although there will be limited access to water. There is parking in nearby public car parks and a list of car parks can be found on the Council's website, here: [Find a car park \(bcpccouncil.gov.uk\)](https://www.bcpccouncil.gov.uk)

Members of the public are advised that a Coroner's inquest will be taking place in the same building on the meeting date. The public is therefore requested to please exercise due consideration for the families attending this inquest and to keep disruption to a minimum. It would assist if any protests were held at the front of the main Civic Centre building.

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

3. Declarations of Interests

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

4. Public Issues

To receive any requests to speak on the planning application which the

Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 10.00am of the working day before the meeting – for this meeting, this will be 10.00am on Friday 29 September. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=290>

Please note that for this meeting the Chair has exercised her discretion to extend the speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of fifteen minutes to speak in objection and up to five persons may speak within the fifteen minutes.
- There will be a further maximum combined time of fifteen minutes to speak in support and up to five persons may speak within the fifteen minutes.
- No speaker may speak for more than three minutes UNLESS there are less than five requests to speak received by the deadline of 10.00am on Friday 29 September OR it is with the agreement of the other speakers.

Submitting a statement to Planning Committee as an alternative to speaking:

- **Anyone who has registered to speak by the deadline** may, as an alternative to attending/speaking in person or virtually, submit a written statement to be read out on their behalf.
- Statements must be provided to Democratic Services by 10.00am on Friday 29 September.
- A statement must not exceed 500 words (and will be treated as amounting to three minutes of speaking time).

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

5. Schedule of Planning Applications

To consider the planning application as listed below.

See planning application report circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, the following link will take you to the main webpage where you can click on a tile (area) to search for an application. The link is:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Search-and-comment-on-applications/Search-and-comment-on-applications.aspx>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a) **Land South of Gillett Road, Talbot Village, Poole BH3 7AH**

15 - 222

Talbot and Branksome Woods Ward

APP/22/01455/F

Major hybrid application for: Full application for the construction of a new 11,606 sq. metre Nuffield Health Hospital with provision of access, servicing and car parking, cycle and pedestrian provision and landscaping, Outline planning application for the provision of 13,394 sq. metre of employment, healthcare and university-related floorspace, including ancillary uses and a Growing Hub, and Change of Use of 12 hectares of grazing land to create a Heathland Support Area for the lifetime of the Innovation Quarter.

Background papers can be found on the BCP Council website. Please contact the Planning Officer named on the report for further information.

b) **St Anns Hospital, 69 Haven Road, Poole, BH13 7LN (APP/23/00167/F)**

223 - 288

Canfor Cliffs Ward

APP/23/00167/F

Demolition of existing buildings and erection of a hospital building comprising bedrooms with amenity space, communal, support and staff facilities, generator reconfiguration, and associated works.

c) **St Anns Hospital, 69 Haven Road, Poole, BH13 7LN (APP/23/00168/L)**

Canford Cliffs Ward

APP/23/00168/L

Listed building application for the demolition of existing buildings and erection of a hospital building comprising bedrooms with amenity space, communal, support and staff facilities, generator reconfiguration and associated works.

289 - 338

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.