

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**WESTERN BCP PLANNING COMMITTEE**

Minutes of the Meeting held on 23 May 2024 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr J Challinor, Cllr A Chapmanlaw, Cllr P Cooper, Cllr M Dower,  
Cllr B Hitchcock, Cllr S McCormack, Cllr K Salmon and  
Cllr P Sidaway

1. Apologies

Apologies were received from Cllr C Adams.

2. Substitute Members

There were no substitute members for this meeting.

3. Election of Chair

The Chairman of the Council presided over this item and sought nominations for the election of Chair. A nomination was received and seconded for Cllr M Le Poidevin. No further nominations were received.

**RESOLVED that Cllr M Le Poidevin be elected as Chair of the Western BCP Planning Committee for the Municipal Year 2024/25.**

4. Election of Vice Chair

The Chair sought nominations for the election of Vice Chair. A nomination was received and seconded for Cllr J Clements. No further nominations were received.

**RESOLVED that Cllr J Clements be elected as Vice-Chair of the Western BCP Planning Committee for the Municipal Year 2024/25.**

5. Declarations of Interests

There were no declarations of interest.

6. Public Issues

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

7. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 22 May 2024 and appears as Appendix C to these minutes.

8. Branksome Chine Cafe, Pinecliff Road, Poole BH13 6LP

Canford Cliffs Ward

APP/23/01286/F

Internal and external alterations and extensions to the existing café/restaurant premises. Vary condition 8 (operating hours) of APP/22/00159/F.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ None registered

**RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated in the Committee Addendum dated 22.05.24 and with the following additional conditions requested by the Committee:**

- **Temporary permission for a trial twelve month period**
- **Retractable roof to be closed between 23.00hrs and 07.00hrs the following day**

Reasons:

The Committee agreed that granting temporary consent for a trial period of twelve months would enable any impact from the variation to the operation hours of the café/restaurant to be assessed over all seasons.

The Committee noted that the applicant's agent reported at the meeting that should the variation be granted the applicant did not intend to open the retractable roof beyond the current hours of 23:00hrs. In view of this the Committee felt it was reasonable to add this as a condition to the variation.

Voting: Unanimous

Note: Cllr S McCormack left the meeting during this item and did not return for the remainder of the meeting, therefore did not speak or vote on this item.

9. 13 - 15 High Street, Poole BH15 1AB - Update report

Poole Town Ward

APP/21/01199/F

Redevelopment of the site to form 40 apartments and 424sqm of class E floor space following the partial demolition of existing buildings.

The Committee was provided with an update on the planning application. Members were advised that a refusal of planning permission was now recommended due to the failure of the applicant to complete a Section 106 Agreement in accordance with the earlier resolution of the Council's Planning Committee on 4 October 2022.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Giles Moir, on behalf of the applicant

Ward Councillors

- ❖ None registered

**RESOLVED to GRANT permission in accordance with the Committee's original resolution on 4 October 2022 but subject to the completion of the Section 106 Agreement by no later than 31 August 2024. Should the Section 106 Agreement not be completed by 31 August 2024 the Committee delegates authority to the Head of Planning Operations to determine the application.**

Reason:

The Committee was mindful of the officer's recommendation to refuse the application for the reasons set out in the report but in the circumstances Members agreed to extend the time limit for the Section 106 agreement to be completed to provide the applicant with a final opportunity to complete the agreement by a defined date.

Voting: Unanimous

Note: Cllr McCormack was not present, therefore did not speak or vote on this item.

10. Committee Protocols

The purpose of this item was to confirm the following local protocols adopted by the preceding BCP Planning Committee and set out as schedules in Part 6 of the Council's Constitution in relation to:

- Protocol for Speaking/Statements at Planning Committee (already circulated with Agenda Item 6)
- Planning Committee Site Visit Protocol
- Planning Committee Protocol in relation to Pre Application Presentations

Committee members raised a number of points in discussion:

- A number of areas were suggested for future training and guidance, including site visits and call-in procedure. Officers agreed to look at arrangements for delivering training to both committees, including shorter, thematic sessions. Members were encouraged to put forward topics for consideration.
- The different mechanisms for agreeing a site visit were explained. Members were advised that committee site visits were undertaken by exception when it was not possible to envisage a development proposal from the public domain.
- A number of issues were raised around probity and best practice, including how to deal with lobbying and the need for all committee members to have access to the same information. Members also discussed their role as ward councillors in providing information and support to residents to access and engage with the process. The Committee was referred to the Local Code of Best Practice in Planning, in Part 6 of Constitution which provided guidance on these issues. Members were advised to contact the Monitoring Officer should they require further advice.
- It was noted that there were various mechanisms for third parties to raise objections to planning applications, including submitting a representation, asking an officer to view a development site from their property (including after the consultation period) and registering to speak at committee.

**RESOLVED that the Western BCP Planning Committee accepts the Committee Protocols.**

Voting: Unanimous

The meeting ended at 11.26 am

CHAIR