

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 20 February 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Vice Chair, in the chair

Present: Cllr C Adams (In place of Cllr T Slade), Cllr P Canavan (In place of Cllr G Martin), Cllr M Gillett, Cllr B Hitchcock (In place of Cllr Dr F Rice), Cllr J Salmon and Cllr T Trent (In place of Cllr J Clements)

82. Apologies

Apologies were received from Cllr J Clements, Cllr D Flagg, Cllr G Martin, Cllr P Hilliard, Cllr Dr F Rice, Cllr T Slade, Cllr M Tarling and Cllr L Williams.

In Cllr Hilliard's absence, the Vice Chair took the chair for this meeting.

83. Substitute Members

Notification was received of the following substitute members:

- Cllr C Adams for Cllr T Slade
- Cllr P Canavan for Cllr G Martin
- Cllr B Hitchcock for Cllr Dr F Rice
- Cllr T Trent for Cllr J Clements

84. Declarations of Interests

There were no declarations of interest.

85. Confirmation of Minutes

The minutes of the meeting held on 23 January 2025 were confirmed as a accurate record.

86. Public Issues

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

87. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – D to these minutes in the Minute Book. A Committee Addendum Sheet was published on 19 February 2025 and appears as Appendix E to these minutes.

88. Hengist Caravan Park, Wick Lane, Bournemouth, BH6 4LE

East Southbourne and Tuckton ward

7-2024-951-AG

Engineering works to infill the existing residential caravan park to stabilise the surrounding banks

Public Representations

Objectors

- ❖ Martin Giles

Applicant/Supporters

- ❖ John Bratherton, on behalf of the applicant

Ward/Other Councillors

- ❖ Cllr Bernadette Nanovo, supporting

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report as updated in the Committee Addendum dated 19.2.25.

NOTE: As per the recommendation, the Committee agreed to REFUSE permission if the s106 agreement was not signed due to the failure to provide suitable biodiversity net gain.

Voting: Unanimous

89. 156 River Way, Christchurch, BH23 2QU

Commons ward

8/24/0151/FUL

Sever rear garden of 156 River Way. Construct 1 x 4 bed dwelling with garage, associated parking and amenity space. Demolish existing garage to create access to new dwelling, to include bin presentation point to the front of the site

The Chair reported that notification had been received from Cllr M Phipps that she wished to withdraw her call in and allow the application to be dealt with under delegated powers. Members of the committee and the person registered to speak in support of the application indicated that they would be happy to support this approach.

RESOLVED to delegate power to the Head of Planning Operations to determine the application.

Voting: For – 6, Against – 1, Abstain – 0

90. Royal Arcade, Christchurch Road, Bournemouth, BH1 4BT

Boscombe West ward

7-2023-16746-AX

Change of use of the upper floors to mixed office and business startup space; a mix of retail and other commercial uses at ground floor including the creation of a food hall area with pop up eateries; loss of 4 retail units to provide lift access to upper floors and ground floor toilets; partial loss of 2 retail units to provide bin stores; replacement of external ground floor doors and windows to alley; installation of cycle parking and roof mounted photovoltaics – Regulation 3

Public Representations

No speakers registered

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report.

Voting: Unanimous

91. 44 Minterne Road Christchurch BH23 3L

Mudford, Stanpit and West Highcliffe ward

8/24/0720/HOU

Demolition of existing garage. Erection of 2 storey side extension, single storey rear extension & creation of 1st floor accommodation

Public Representations

Objectors

❖ None registered

Applicant/Supporters

❖ Jeremy Isaacs, on behalf of the applicant

Ward/Other Councillors

❖ None registered

Resolved to REFUSE permission in accordance with the recommendation set out in the officer's report.

Voting: For – 6, Against – 0, Abstain – 1

The meeting ended at 11.31 am

CHAIRMAN