

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 12 June 2025 at 1.00 pm

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr C Adams, Cllr A Chapmanlaw, Cllr M Dower, Cllr G Martin,
Cllr Dr F Rice (In place of Cllr B Hitchcock), Cllr K Salmon and
Cllr P Sidaway

Also in attendance: Cllr M Andrews, Cllr D Brown, Cllr R Burton, Cllr A Keddie

10. Apologies

Apologies were received from Cllr J Challinor, Cllr B Hitchcock and Cllr S McCormack.

11. Substitute Members

Notification was received that Cllr Dr F Rice was substituting for Cllr B Hitchcock for this meeting.

12. Declarations of Interests

There were no declarations of interest

13. Public Issues

There were a number of requests to speak on the planning application on the agenda as detailed below. For this meeting the Chair exercised discretion to alter the speaking arrangements to allow three people five minutes each to speak in objection and three people five minutes each to speak in support of the application.

14. Schedule of Planning Applications

The Committee considered a planning application report, a copy of which had been circulated and which appear as Appendix A of these minutes in the Minute Book. A Committee Addendum Sheet was published on 11 June 2025 and appears as Appendix B to these minutes.

The Committee conducted a site visit of the application site in accordance with its adopted site visit protocol on the morning of 12 June 2025.

15. Canford Resource Park, Arena Way, Magna Road, BH21 3BW

Bearwood and Merley ward

APP/23/00822/F

Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.

Public Representations

Objectors

- ❖ Paul Brelsford
- ❖ Giles Frampton, Director of Powerfuel Limited
- ❖ Frank Ahern, Magwatch

Applicant/Supporters

- ❖ Nathan Ross – Managing Director of Canford Renewable Energy (landowner)
- ❖ Rob Asquith – Planning Director, Savills
- ❖ Paul Carey – Managing Director of MVV Environment Ltd (applicant)

Ward Councillors

- ❖ Cllr Marcus Andrews, in objection
- ❖ Cllr Richard Burton, in objection
- ❖ Cllr David Brown, in objection

Other Councillors

- ❖ Cllr Alasdair Keddie, in objection

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report subject to power being delegated to the Head of Planning Operations, in consultation with the Chair and Vice Chair, to agree the final detailed wording of the reasons for refusal, as discussed by the committee and summarised below:

- **Impact on Green Belt**

Members considered that the proposal was inappropriate development in the Green Belt as it would cause substantial harm to the openness of the Green Belt due to the height, scale, mass and bulk of the building. Members did not consider that this harm was outweighed by other considerations to an extent that could justify 'very special circumstances'.

- **Impact on landscape character of the area**

Members considered that the proposal would have a negative impact on the landscape character of the area due to the height, scale,

mass and bulk of the building. The proposal was not considered to be compatible with the character and quality of the landscape area.

- **Impact on designated heritage assets**

Members considered that the proposal would have a negative impact on the settings of various designated heritage assets due to the height, scale, mass and bulk of the building. The harm to the designated heritage assets was not justified as it was not outweighed by the public benefits of the scheme. Members were concerned at the potential oversupply and the insufficient environmental benefits of the scheme.

- **Absence of section 106 Legal Agreement to adequately secure Head of Terms in relation to Transport and Biodiversity**

Members considered that the proposal did not accord with the development plan read as a whole and that material considerations did not support a different conclusion.

Voting: For – 6, Against – 3, Abstain – 0

The meeting ended at 5.05 pm

CHAIR