

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

Minutes of the Meeting held on 11 July 2019 at 1.00 pm

Cllr S McCormack – Vice-Chairman (in the Chair)

Present: Cllr S Bartlett, Cllr S Baron, Cllr M Davies, Cllr P R A Hall,  
Cllr P Hilliard, Cllr T Johnson, Cllr D Kelsey, Cllr M Le Poidevin,  
Cllr T O'Neill, Cllr A M Stribley and Cllr L Northover

32. Apologies

Apologies were received from Councillors S Bull (Chairman), D Mellor and T Trent

33. Substitute Members

Cllr L Northover was substituting for Cllr S Bull

34. Declarations of Interests

There were no declarations of disclosable pecuniary interests.

35. Confirmation of Minutes

The Minutes of the Planning Committee held on 13 June 2019 and 27 June 2019 were confirmed as a correct record and signed.

36. Public Issues

There were a number of requests to speak from members of the public and from Ward Councillors. These were heard as and when the relevant item being discussed.

37. Schedule of Planning Applications

The Committee received planning application reports, copies of which had been circulated and copies of which appear as Appendices A – D to these Minutes in the Minute Book. Further to this, the Committee received an update sheet in relation to the applications, a copy of this had been circulated and a copy of which appears as Appendix E to these Minutes in the Minute Book. The Committee considered the planning applications as out in Minutes 38 – 41 below.

38. 58 Charminster Avenue, Bournemouth

(Moordown Ward – Pre-May 2019)

Application No. 7-2018-11441-E

Development Considered: Alterations, extensions and conversion of premises to 5 flats with bin and cycle stores, formation of vehicular access and parking spaces.

**Representations at Meeting:**

In objection: Roy Colman and Amanda Pike

In Support: Giles Moir

Ward Councillor: Cllr Beverley Dunlop

**RESOLVED that Application no. 7-2018-11441-E be GRANTED as per the Officer Recommendation.**

Voting: For – 9; Against – 1; Abstentions – 2

39. 20 Upton Way, Poole

(Broadstone Ward)

Application no. APP/19/00572/P

Development considered: Erect a block of 6no self-contained flats with associated car parking and vehicular access

**Representations at Meeting:**

Objector(s): Richard Wilson

Applicant(s): Darryl Howells

Ward Councillor(s): Mike Brooke

**RESOLVED that Application no. APP/19/00572/P be GRANTED as per the Officer recommendation, subject to the additional condition set out in the update sheet and the amendment of Condition 5 to specify the standard of obscured glazing to be used:**

**Screening to Balcony (GN080):**

**The whole of the three 1800mm high ‘privacy screens’, as shown on the approved plans, together with the balustrade to the rear terraces of both ‘upper ground floor’ flats, up to a height of 1100mm, shall be glazed in glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3. These shall all be installed prior to the first**

**occupation of the ‘upper ground floor’ flats and shall thereafter be retained at all times.**

**Reason-**

**In the interests of privacy and amenity of the occupiers of the flats hereby permitted and neighbouring residents and in accordance with the provisions of Policies PP27 of the Poole Local Plan and BP4 of the Broadstone Neighbourhood Plan.**

Voting: For – 8; Against – 3; Abstentions – 1

40. The Oaks Garden Centre and Nursery, Queen Anne Drive, Wimborne

(Merley and Bearwood Ward - pre-May 2019)

Application no. APP/18/00520/F

Development considered: Temporary car washing & drying facility (for 3 years)

**Representations at Meeting:**

Objectors: Sharen Green

Applicant: Not registered

Ward Councillors: Cllr D Brown and Cllr R Burton

**RESOLVED that Application no. APP/18/00520/F be REFUSED contrary to the Officer Recommendation for the following reasons:**

1. The proposals would result in the partial development of previously developed land in a manner which would have a greater impact on the openness of the Green Belt than the existing development. As such, the proposal would be inappropriate development in the Green Belt, contrary to the provisions of Paragraph 145 (Proposals affecting the Green Belt) of the National Planning Policy Framework (February 2019).
2. The application has failed to demonstrate that the proposals would not harm adjacent protected trees, both during their construction (including the excavation and construction of the proposed concrete slab; silt trap; and associated drains) and during their operation (including from the possibility of overspray and spillage of cleaning agents and solvents). As such, the proposal would be contrary to the provisions of Policy PP27 of the Poole Local Plan (November 2019).

**Informatives:**

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants in a positive and proactive manner by;
  - offering a pre-application advice service, and
  - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.
  - In this case the applicant did not take the opportunity to enter into pre-application discussions.
2. The development is hereby refused in accordance with the following plans:
  - 18/0315 A South and East Elevations received 13 April 2018
  - 18/0315 B North and West Elevations received 13 April 2018
  - 18/0315 C Site Plan and Block Plan received 13 April 2018
  - Site of car wash facility received 8 June 2018

**Voting: For – Unanimous**

41. Quay House and Quay Corner, Quay Road, Christchurch

This Item was withdrawn prior to the meeting and was therefore not discussed.

The meeting ended at 3.27 pm

CHAIRMAN