

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 08 August 2019 at 1.00 pm

Present:-

Cllr S Bull – Chairman

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 T O'Neill,
Cllr A M Stribley, Cllr T Trent and Cllr M F Brooke (In place of Cllr M
Le Poidevin)

Also in attendance: Cllr G Farquhar, Cllr R Burton and Cllr M Phipps

42. Apologies

Apologies were received from Cllrs M Le Poidevin, S McCormack and D Mellor.

43. Substitute Members

Cllr M F Brooke replaced Cllr M Le Poidevin as a substitute member of the Committee.

44. Declarations of Interests

There were no declarations of disclosable pecuniary interest.

Cllr M F Brooke reported that he would not take part in the item 7d, The Oaks Garden Centre and Nursery, as his position was publicly known and would constitute predetermination. He did not speak or vote and left the meeting room while the item was considered.

45. Confirmation of Minutes

The minutes of the Planning Committee held on 11 July 2019 were confirmed as a correct record and signed.

46. 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 was considered.

47. Land at land on southwest side of 8 Paddington Grove, Bournemouth - Tree Preservation Order 1210/2019

The Committee considered a report, a copy of which had been circulated and which appears as Appendix A to these minutes in the Minute Book. The report sought Committee approval to confirm the Tree Preservation Order 1210/2019 for Land at land on the southwest side of 8 Paddington Grove, Bournemouth, as made. The report was before the Committee for decision due to an unresolved objection in accordance with former Bournemouth Borough Council scheme of delegation.

Representations at meeting:

In objection: John Hearne, Hearne Arboriculture

RESOLVED that the Tree Preservation Order 1210/2019, Land at land on the southwest side of 8 Paddington Grove, Bournemouth, be CONFIRMED AS MADE.

Voting: For – 10; Against – 1; Abstention – 1

Cllr M F Brooke abstained from speaking and voting as he was not present at the start of this item being considered.

48. Schedule of Planning Applications

The Committee received planning application reports, copies of which had been circulated and copies of which appear as Appendices B – G to these minutes in the Minute Book. Further to this, the Committee received an update sheet in relation to the applications, a copy of which had been circulated and which appears as Appendix H to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 49 to 54 below.

49. The Oaks Garden Centre and Nursery, Queen Anne Drive, Wimborne BH21 3BA

(Merley and Bearwood – pre-May 2019)

Application number. APP/18/00928/C

Development considered: Temporary change of use of part of the site for the purposes of car sales (retrospective)

Representations at meeting:

In objection: Sharen Green, The Oaks Action Group

Ward Councillor: Cllr R Burton - in objection

RESOLVED that the application be REFUSED in accordance with the recommendation in the Officer report.

Voting: For – 11; Against – 0; Abstentions – 0

In accordance with his declaration under minute 44 Cllr M F Brooke did not speak or vote and left the meeting room while this item was considered.

50. 49 Richmond Park Avenue

(Queens Park)

Application number 7-2019-16519-B

Development considered: Alterations, extensions and conversion of premises to form 4 flats, erection of cycle and bin stores and formation of parking spaces.

Representations at meeting:

In objection: Tony Still, Queens Park Neighbourhood Forum

In support: Neil McKeon, Pure Town Planning Ltd, on behalf of the applicant

RESOLVED that the application be GRANTED in accordance with the recommendation set out in the Officer report and the update sheet.

Voting: For – 10; Against – 2; Abstentions - 0

51. 74 The Grove, Christchurch, Dorset BH23 2HD

(Commons – pre-May 2019)

Application number 8/18/3129/FUL

Development considered: Erect 3 storey building containing 3 maisonettes and 1 flat. Erect bin and cycle store. Form parking area to front with communal gardens to rear. Amended plans received 02/01, 28/03, 12/04 & 01/05/2019.

Representations at meeting:

In objection: Peter Nickowski, local resident
Luke English, local resident (read in his absence)

In support: Matt Stevens, Aspire Architects

Ward Councillor: Cllr M Phipps – in objection

RESOLVED that the application be REFUSED contrary to the recommendation in the Officer report for the following reasons:

1. By virtue of its siting, the bulk, scale, mass and design the proposed development would appear visually prominent from, and have an incongruous and overbearing relationship to the neighbouring

properties (nos. 72 and 76 The Grove). The proposed building would also result in loss of privacy to the occupiers of no.76 to the further detriment of the amenities of the occupiers of that property. The proposal would therefore be contrary to paragraph 127 of the National Planning Framework which requires new development to improve the character and quality of an area and the way it functions. Furthermore the proposal fails to satisfy policies H12 and HE2 of the Christchurch and East Dorset Core Strategy adopted 2014.

2. The proposed development makes inadequate provision for parking to serve the 4 residential properties and this will result in vehicles parking on the Grove and adjacent roads. The parking and access arrangements will result in vehicles reversing from/onto The Grove. Due to the specific location of the development site which is directly opposite a road junction, in close proximity to a bus stop and on the bend of a main connecting route between Barrack Road and Fairmile Road the parking and access arrangements are likely to have an unacceptable impact on highway safety. The proposed development is therefore contrary to Policies H12, HE2 and KS12 of the Christchurch and East Dorset Core Strategy 2014 and Paragraph 127 of the National Planning Framework.

Informatives

1. The applicant/s has/have provided a unilateral undertaking dated 28/01/2019 to pay the appropriate contribution in relation to Heathland mitigation as required by the Dorset Heathlands Planning Framework 2015-2020 - Supplementary Planning Document (SPD) <http://www.dorsetforyou.com/387392>. There is therefore no reason for refusal in this respect.
2. In the event of the refusal being overturned at appeal, the applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. Further information about CIL can be found at: <https://www.dorsetforyou.gov.uk/planning/christchurch-east-dorset-cil>

Voting: For – 12; Against – 0; Abstentions - 0

52. 83 The Grove, Christchurch, Dorset BH23 2EZ

(Commons – pre-May 2019)

Application number 8/18/3552/FUL

Development considered: Construct 2 storey office building to rear with revised parking layout.

Representations at meeting:

In support: Tom Whild, KPPC Ltd, on behalf of the applicant

Ward Councillor: Cllr M Phipps – in objection

RESOLVED that the application be REFUSED contrary to the recommendation set out in the Officer report, for the following reasons:

1. By virtue of its siting, the bulk, scale, mass and design of the proposed development would result in an overdevelopment of the site, and the proposed building would appear visually prominent from, and have an incongruous and overbearing relationship to the adjacent dwelling at 2 Elm Avenue. The design and materials of the proposed building would be out of keeping with and harmful to the character of the area and the proposal therefore fails to improve its surroundings. The proposed development is therefore contrary to Policies H12 and HE2 of the Christchurch and East Dorset Core Strategy 2014 and Paragraph 127 of the National Planning Framework.
2. The proposal will result in the intensification of a business use in a residential area and the proposed development would result in inadequate parking provision for the future occupiers of the existing and proposed office buildings. The intensification of business use and inadequate parking provision would be to the detriment of the character and appearance of the residential area contrary to Policies H12, HE2 and KS12 of the Christchurch and East Dorset Core Strategy 2014 and Paragraph 127 of the National Planning Framework.

Informatives

1. In the event of the refusal being overturned at appeal, the applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. Further information about CIL can be found at: <https://www.dorsetforyou.gov.uk/planning/christchurch-east-dorset-cil>

Voting: For – 12; Against – 0; Abstentions - 0

53. 2 Watermead, 23 Willow Way, Christchurch BH23 1JJ

(Town Centre – pre-May 2019)

Application number 8/19/0387/FUL

Development considered: Replacement single storey dwelling with attached carport and raised deck to south (Amended scheme to 8/16/2786/FUL)

Representations at meeting:

In support: Sandra Graham, Trethowans LLP, on behalf of the applicant

RESOLVED that the application be GRANTED in accordance with the recommendation in the Officer report

Voting: For – 12, Against – 0; Abstentions – 0

Note : In granting the application the Committee wished to record its thanks to the applicant for his co-operation in seeking to resolve issues regarding the previous scheme.

54. 7 Alverton Avenue, Poole, BH15 2QF

(Poole Town)

Application number APP/19/00687/F

Development considered: Two storey side and rear extension including ground floor and first floor terraces to rear

Representations at meeting:

In objection: Melyvn Law, local resident

In support: Oliver and Lucy Fryatt, the applicants

Ward Councillor: Cllr M Howell – in objection (read in his absence)

RESOLVED that the application be GRANTED in accordance with the recommendation set out in the Officer report and the update sheet.

Voting: For – 6; Against – 4; Abstentions – 2

The meeting ended at 4.45 pm

CHAIRMAN