

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

Minutes of the Meeting held on 03 October 2019 at 1.00 pm

Present:-

Cllr S Bull – Chairman

Cllr S McCormack – Vice-Chairman

Present: Cllr S Bartlett, Cllr S Baron, Cllr M Davies, Cllr B Dunlop,  
Cllr P R A Hall, Cllr P Hilliard, Cllr T Johnson, Cllr D Kelsey,  
Cllr D Mellor, Cllr T O'Neill, Cllr A M Stribley and Cllr T Trent

65. Apologies

Apologies were received from Cllrs M Le Poidevin.

66. Substitute Members

There were no substitute members.

67. Declarations of Interests

There were no declarations of disclosable pecuniary interest.

Cllr S Bartlett declared a personal interest in Agenda Item 6a as he was a AFC Bournemouth season ticket holder.

68. Confirmation of Minutes

The minutes of the Planning Committee held on 5 September 2019 were confirmed as a correct record and signed.

69. 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.

70. Schedule of Planning Applications

The Committee received planning application reports, copies of which had been circulated and copies of which appear as Appendices A – H 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 I to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 71 to 78 below.

71. Former Canford Magna Golf Club, Knighton Lane, Wimborne, BH21 3AS

(Bearwood and Merley Ward)

Application Number: APP/19/00867/F

Development Considered: Variation of Condition 2 of planning permission APP/17/01196/F as described in that description of development to replace approved plans with new plans for the site, landscape, main pavilion, indoor pitch, spectator stand, roofs, groundskeeper's store and security lodge.

**Representations at Meeting:**

In Objection: Marion Pope

In Support: Karl Kradick

Ward Councillor: Cllr D Brown

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report.**

**Voting: For – Unanimous**

72. Milton House, 53 Wellington Road, Bournemouth, BH8 8JJ

(Queens Park Ward pre-May 2019)

Application Number: 7-2019-4932-E

Development Considered: Change of use of Children's Hostel (Class C2) to a House in Multiple Occupation (Sui Generis) - Regulation 3

**Representations at Meeting:**

In Objection: Fiona Merritt and Rod Sessions

In Support: Colette Riggs

Ward Councillor: NONE REGISTERED

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report.**

**Voting: For – 10;                      Against – 4;                      Abstentions - 0**

73. Cabbage Patch Car Park, 22 St Stephens Road, Bournemouth

(Bournemouth Central Ward)

Application Number: 7-2019-7755-B

Development Considered: Erection of a 5 storey block of 11 flats with parking, bin and cycle storage

**Representations at Meeting:**

In Objection: NONE REGISTERED

In Support: NONE REGISTERED

Ward Councillor: NONE REGISTERED

**RESOLVED that the Application be Granted planning permission in accordance with the recommendation detailed within the report**

**Voting: For – Unanimous**

74. 39 & 39A Queens Park Avenue, Bournemouth, BH8 9LH

(Queens Park Ward)

Application Number: 7-2019-2983-I

Development Considered: Erection of a block of five flats with parking, refuse facilities and integral bike store

**Representations at Meeting:**

In Objection: Jim Dipple

In Support: Matt Stevens

Ward Councillor: Cllr M Anderson

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and subject to the following additional condition:**

“18. The proposed first floor balconies on the front elevation shall be provided with 1.8m high privacy screens in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be sited on the outer side east and west elevations facing Nos.37 and 41 Queens Park Avenue before the development hereby approved is first occupied in full or in part and thereafter maintained and retained for that purpose.

Reason: To protect the privacy of occupiers of the adjoining dwelling in accordance with saved Policy 6.10 of the District Wide Local Plan and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).”

**Voting: For – 12;**

**Against – 0;**

**Abstentions - 2**

75. Unit D13, Dolphin Quay, Poole, BH15 1HU

(Poole Town Ward)

Application Number: APP/19/00420/C

Development Considered: Use of Unit D13 for Storage Purposes

Proposal moved and seconded for temporary permission for five years

**Representations at Meeting:**

In Objection: John Sprackling

In Support: Danielle Lawrence

Ward Councillor: Cllr M Howell

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and as updated by the planning update sheet.**

**Voting: For – 12;                      Against – 1;                      Abstentions – 1**

NOTE: Cllr P Hall left the Meeting at 4:16pm

76. Units D19 and D20, Dolphin Quay, Poole, BH15 1HH

(Poole Town Ward)

Application Number: APP/19/00465/C

Development Considered: Change of use from A1/A2 to create 6 car parking spaces including minor external works

**Representations at Meeting:**

In Objection: John Sprackling

In Support: Danielle Lawrence

Ward Councillor: Cllr M Howell

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and as updated by the planning update sheet.**

**Voting: For – Unanimous**

77. 148 Lake Road, Poole, BH15 4LW

(Hamworthy Ward)

Application Number: APP/19/00821/F

Development Considered: Internal alterations, loft conversion and incorporation of two dormers to the property.

**Representations at Meeting:**

In Objection: James Cain and Judith Weldon

In Support: NONE REGISTERED

Ward Councillor: Cllr M White (written representation)

**Additional condition to remove PD rights for alteration to roof**

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and as updated by the planning update sheet and subject to the following additional condition:**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof:-
  - (i) no further windows/dormer windows (other than those expressly authorised by this permission) shall be constructed at first floor level (such expression to include the roof and wall) to all elevations of the extension hereby permitted; and
  - (ii) no further alterations shall be made to the windows at first floor level (such expression to include the roof and wall) to all elevations of the extension hereby permitted.

Reason -

To avoid loss of privacy to adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

**Voting: For – 10;                      Against – 1;                      Abstentions - 2**

78. 37 Thorncombe Close, Poole, BH17 9EF

(Canford Heath Ward)

Application Number: APP/19/00821/F

Development Considered: Internal alterations, loft conversion and incorporation of two dormers to the property.

**Representations at Meeting:**

In Objection: NONE REGISTERED

In Support: Jeremy Issacs

Ward Councillor: Cllr C Matthews

**RESOLVED** that the Application be refused in accordance with the recommendation detailed within the report.

**Voting: For – 11;                  Against – 0;                  Abstentions - 2**

The meeting ended at 5.04 pm

CHAIRMAN