

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

Minutes of the Meeting held on 31 October 2019 at 1.00 pm

Present:-

Cllr S Bull – Chairman

Cllr S McCormack – Vice-Chairman

Present: Cllr S Bartlett, Cllr P R A Hall, Cllr T Johnson, Cllr D Kelsey,  
Cllr M Le Poidevin, Cllr D Mellor, Cllr T O'Neill, Cllr A M Stribley,  
Cllr T Trent and Cllr M Haines

79. Apologies

Apologies were received from Cllrs M Davies, B Dunlop and P Hilliard.

80. Substitute Members

Cllr M Haines replaced Cllr B Dunlop as a substitute member of the Committee.

81. Declarations of Interests

There were no declarations of disclosable pecuniary interest.

In relation to item 6b, Councillor T Trent disclosed that he is a trustee of an organisation that will benefit from a building project, delivered by an organisation that had received funding from the Talbot Village Trust. Cllr T Trent confirmed that he would remove himself from the meeting for the duration of item 6b.

In relation to item 6b, Councillor D Mellor disclosed, for transparency purposes, that he is the governor of a school that has been awarded grants from the Talbot Village Trust.

In relation to item 6b, Councillor S McCormack disclosed that he was a trustee of a charity that had applied to the Talbot Village Trust for funding. Cllr S McCormack confirmed that he would remove himself from the meeting for the duration of item 6b.

82. Confirmation of Minutes

The minutes of the Planning Committee held on 3 October 2019 were confirmed as a correct record and signed.

83. Public Issues

There were a number of requests to speak from members of the public, applicants and from Ward Councillors. These were heard as and when the relevant item was considered.

84. Schedule of Planning Applications

The Committee received planning application reports, copies of which had been circulated and copies of which appear as Appendices A-C 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 E to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 85 to 87 below.

85. Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road

(Westbourne and West Cliff – pre-May 2019, now located in Central Ward)

Application Number: 7-2017-1273-AZ

**Development Considered:**

Demolition of existing buildings & construction of a mixed use scheme comprising 352 residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, between 4124sq.m. and 5284sq.m. of leisure (use class D2), between 1160sq.m. and 1204sq.m. of convenience retail (use class A1), between 854sq.m. and 2058sq.m. of restaurant/cafe (use class A3), 774sq.m. of mixed use restaurant/bar (use class A3/A4), 370sq.m. of offices (use class B1), associated servicing & loading areas, 225 public car parking spaces, 369 private car parking spaces, public open space, public realm enhancements & associated engineering works. Application for Reserved Matters in respect of application 7-2017-1273-AY

**Representations at Meeting:**

In Objection: None

In Support: Peter Lamb, Savills.

Ward Councillor: None

**RESOLVED that:- The application be GRANTED planning permission in line with the recommendation within the report.**

Voting: For - 12 Against - 0 Abstentions – 1

Councillor Ann Stribley clarified that her abstention was due to the fact she was absent for part of the item.

86. Land South of Gillett Road, Talbot Village, Poole, BH12 5BF

Councillor T Trent and S McCormack withdrew from the meeting for the duration of the item.

(Talbot & Branksome Woods)

Application Number: APP/19/00870/F

Development Considered:

Erection of a two-storey building for use as a digital exchange, with associated access road, car park, bin store, cycle store, back-up diesel generator and associated works.

**Representations at Meeting:**

In Objection: Sheila Warner (Talbot Woods Residents' Association) & Nick Dobbs.

In Support: Peter Lamb, (Savills)

Ward Councillor: Karen Rampton – Objection.

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

1. The proposals are on land identified by Policy PP21 2(a) of the Poole Local Plan (November 2018) as being reserved for growth to deliver expansion of Bournemouth University and the Arts University on land that is located primarily on, or adjacent to, the existing campuses (Area TV1). The proposals would therefore be contrary to the provisions of Policy PP21 1(b) in that they would potentially prejudice the delivery of the requirements set out in PP21 2(a) to the detriment of the growth and future economic success of the Universities, both of which perform a vital role in the economies of Poole; Bournemouth; and the wider South East Dorset area. Moreover, the proposals represent a form of development for which express provision is made on land adjacent to the application site, identified as TV2 by Policy PP21 2(b), on which the proposed development could potentially be accommodated without prejudicing the objectives and purpose of Policy PP21 2(a).
2. The proposals do not make any provision for incorporating renewable energy sources to provide a proportion of the proposed development's future energy use. The proposals would therefore make no contribution to tackling climate change contrary to the provisions of Policy PP37 (Building Sustainable Homes and Businesses) of the Poole Local Plan (November 2018).
3. The proposals do not incorporate sustainable drainage solutions for all surface water sources, specifically the proposed building which is proposed to be connected to existing storm water drains. The proposals would therefore add to the risk of flooding from heavy or

sustained rainfall, contrary to the provisions of Policy PP38 (Managing Flood Risk) of the Poole Local Plan (November 2018).

Voting: For - 8 Against – 3 Abstentions – 0

87. 137 Rosemary Road, Poole, BH12 3HE

(Newtown and Heatherlands)

Application Number: APP/19/00759/P

Development Considered:

Demolish existing dwelling and erect a block of 4 no 2-bedroom flats with parking, bin and cycle storage (Outline)

Representations at Meeting:

In Objection: Richard Ames

In Support: Richard Carr, (Fortitudo).

Ward Councillor: Millie Earl

**RESOLVED that:- The application be GRANTED planning permission in line with the recommendation within the report.**

The Committee voted on a motion to refuse the application. The motion was defeated, with the voting as follows:

Voting: For - 6 Against - 7 Abstentions – 0

(Cllr S McCormack voted against the motion).

The Committee voted on a motion to grant the application in accordance with the recommendation in the report. The voting was as follows:

Voting: For - 7 Against - 3 Abstentions – 1

(Cllr S McCormack voted for the motion).

In line with Part 4 – Procedure Rules - 16.4 of the Constitution, Cllr S McCormack requested that his vote be recorded.

88. 6 St Georges Avenue, Poole, BH12 4ND

Application number APP/19/00770/F

**The application was WITHDRAWN by the applicant, prior to the meeting.**

The meeting ended at 3.20 pm

CHAIRMAN