

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 21 November 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 P R A Hall,
Cllr T Johnson, Cllr D Kelsey, Cllr M Le Poidevin, Cllr T O'Neill,
Cllr A M Stribley and Cllr T Trent

Also in attendance: Cllr M Earl, Cllr K Rampton and Cllr P Parrish

89. Apologies

Apologies were received from Cllr B Dunlop and Cllr P Hilliard.

90. Substitute Members

There were none.

91. Declarations of Interests

There were no declarations of disclosable pecuniary interest.

In relation to item 6a Cllr T Trent declared that he had attended residents meeting where the state of the site and security issues had been discussed.

In relation to item 6g Cllr S Bartlett declared that as he was related to the objector he would not speak or vote and he left the meeting room when the application was considered.

In relation to items 6k and 6l which he had called in and requested a site visit, Cllr P Hall declared that that he had not predetermined the applications.

In relation to item 6h which she had called in and requested a site visit, Cllr M Le Poidevin declared that she had not predetermined the application.

92. Confirmation of Minutes

The minutes of the meeting held on 31 October 2019 were confirmed and signed as a correct record.

93. Public Issues

There were a number of requests to speak from members of the public, applicants and their representatives, and ward councillors, which were received when each application was considered.

94. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – L 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 appears as Appendix M to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 95 to 106 below.

95. Parrs Quality Confectionery, 26 Alder Road, Poole, BH12 2AQ

(Branksome West Ward – now Alderney and Bourne Valley)

APP/18/00551/F

Development considered:

The demolition of vacant existing buildings, and the erection of a Class A1 discount foodstore (1,801 sqm gross) and a Class A1/A3 coffee shop (195 sqm gross) with associated access, car parking and landscaping.

Representations at meeting:

In Objection: None

In Support: Lee McCandless, on behalf of the applicant, and Barbara Bayliff, local resident

Ward Councillors: Application called in by former councillors pre May 2019 for the reasons specified in the report.

RESOLVED that the application be REFUSED for the reasons set out in the recommendation within the report.

Voting: For – 7, Against - 5

96. The Fountain, 1 High Street, Christchurch BH23 1AE

(Christchurch Town Ward)

8/19/0990/FUL

Development considered:

Proposed construction of a 2/3 storey building comprising a ground floor commercial unit (A1, A2 or A3) with six apartments and a coach house style building with two apartments over, together with parking and landscaping.

Representations at Meeting:

In objection: Susan Suliman, on behalf of Christchurch Conservation Trust
In support: Matt Holmes, Spruce Town Planning, on behalf of the applicant
Ward Councillor: Cllr P Hall (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be

- (A) GRANTED permission with the conditions set out in the report, which are subject to alteration/addition by the head of planning services provided any alteration/addition does not go to the core of the decision and the completion of a Section 106 agreement with the following terms:**

SAMM Strategic Access Management and Monitoring Contribution - the sum of one thousand four hundred and thirty two (£1,432) Pounds Index Linked to be paid by the Owner towards Strategic Access Management and Monitoring which avoid or mitigate against any adverse effect on the Dorset Heathlands in accordance with the Dorset Heathlands Planning Framework SPD 2015-2020

and

- (B) if the section 106 legal agreement in recommendation A) above is not completed by 31 January 2020, the application be refused due to the detrimental impacts of the scheme on the integrity of the protected heathlands**

Voting: For – 9, Against – 3

Cllr P Hall and Cllr S McCormack asked to be recorded as voting against the decision to grant the application.

Note: A prior move to refuse the application was lost by 3 votes for and 9 votes against.

97. 1 Twynham Avenue, Christchurch BH23 1QU

(Christchurch Town Ward)

8/19/0026/OUT

Development considered:

Demolish existing chiropractic clinic and replace with a 3 storey development with 6.no flats with associated parking and vehicular access from Twynham Avenue.

Representations at meeting:

In objection: Philip Upton, local resident, and Susan Suliman

In support: Darryl Howells, Pure Town Planning, on behalf of the applicant
Ward Councillors: Cllr M Cox and Cllr P Hall (Committee member) called in the application for the reasons specified in the report. A written statement objecting to the application was read out on behalf of Cllr Cox in his absence.

RESOLVED that the application be REFUSED contrary to the officer's recommendation for the following reasons:

1. The proposals, by virtue of; the scale and layout of built form, would have an adverse effect upon the character of the area particularly in terms of the Twynham Avenue street scene. Thus the development would be contrary to the provisions of Policy HE2 of the Christchurch and East Dorset Local Plan, Part 1 - Core Strategy (2014) and Saved Policy H12 of the Borough of Christchurch Local Plan.
2. The proposed building by reason of its siting and built relationship would have a detrimental impact on the living conditions of the neighbouring property, 1A Twynham Avenue, by virtue of an overbearing impact and loss of outlook. As such the proposal would be contrary to Policy HE2 of the Christchurch and East Dorset Local Plan, Part 1 – Core Strategy (2014) and to Saved Policy H12 of the Borough of Christchurch Local Plan.

Voting: For – 12, Against – 0

98. 13 Danecourt Road, Poole, BH14 0PG

(Parkstone Ward)

APP/19/00920/P

Development considered:

Demolish existing building and erect a new development of 9no flats with associated parking

Representations at meeting:

In objection: Jan Miller, on behalf of Viewpoint Residents Association and Neighbourhood Watch

In support: Darryl Howells, Pure Town Planning, on behalf of the applicant
Ward Councillor: Cllr A Stribley (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be REFUSED contrary to the officer's recommendation for the following reasons:

The proposal, by virtue of scale of the building and plot coverage, including the layout of car parking, would have a dominant

appearance which would be out of keeping with the established pattern of development in the street. The proposal would therefore be contrary to PP27 and PP28 of the Poole Local Plan (2018).

Voting: For 7, Against – 3, Abstentions – 2

99. 15 Danecourt Road, Poole, BH14 0PG

(Parkstone Ward)

APP/19/01003/P

Development considered:

Demolish existing building and erect a new development of 9no flats with associated parking

Representations at meeting:

In objection: Jan Miller, on behalf of Viewpoint Residents Association and Neighbourhood Watch

In support: Darryl Howells, Pure Town Planning, on behalf of the applicant
Ward Councillor: Cllr A Stribley (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be REFUSED contrary to the officer's recommendation for the following reasons:

The proposal, by virtue of scale of the building and plot coverage, including the layout of car parking, would have a dominant appearance which would be out of keeping with the established pattern of development in the street. The proposal would therefore be contrary to PP27 and PP28 of the Poole Local Plan (2018).

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

100. 76 Huntly Road, Bournemouth, BH3 7HJ

(Talbot and Branksome Woods)

7-2019-19052-E

Development considered:

Erection of two dwellinghouses – Reconsideration of an application that has been resubmitted.

Representations at meeting:

In objection: Sheila Warner, on behalf of Talbot and Branksome Woods Residents Association

In support: Darryl Howells, Pure Town Planning, on behalf of the applicant

Ward Councillor: Cllr K Rampton called in the application for the reasons specified in the report and spoke in objection at the meeting.

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

Voting: For – 11, Against – 0, Abstentions – 1

101. 88 Alma Road, Bournemouth, BH9 1AL

(Winton East Ward)

7-2019-19298-D

Development considered:
Conversion of dwellinghouse into two flats

Representations at meeting:

In objection: Russell Bartlett, local resident

In support: None

Ward Councillor: Cllr C Rigby called in the application for the reasons specified in the report and a written statement objecting to the application was read out in his absence.

RESOLVED that the application be GRANTED in accordance with the recommendation within the report.

Voting: For – 6, Against – 4, Abstentions – 1

Note: A prior move to grant the application was lost by 5 votes for, 6 votes against (including the Chairman's casting vote) and 1 abstention. A subsequent move to refuse the application was lost by 4 votes for, 5 votes against, and 2 abstentions.

In accordance with his declaration of interest Cllr S Bartlett did not speak or vote and left the meeting when the above application was considered.

102. Land R/O 26 & 24 Brixey Road & Land R/O 89-93 Rosemary Road, 32 Brixey Road, Poole, BH12 3PD

(Newtown and Heatherlands Ward)

APP/19/00576/F

Development considered:
Demolish existing dwelling and erect 6 x 2 bedroom and 6 x 3 bedroom houses with parking.

Representations at meeting:

In objection: None

In support: Darryl Howells, Pure Town Planning, on behalf of the applicant
Ward Councillors: Cllr M Le Poidevin (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be DELEGATED to the relevant Senior Planning Officer to APPROVE subject to the completion of a Section 106 agreement securing contributions towards Dorset Heathland SAMM; Poole Harbour Recreation SAMM; and Affordable Housing (if indicated by the outcome of the viability assessment) and subject to the conditions set out in the report and the update sheet, which are subject to alteration / addition by the head of planning services provided any alteration / addition does not go to the core of the decision.

Voting: For – 10, Against – 0, Abstentions 2

Cllr D Kelsey left the meeting after the determination of this application.

103. The Emporium, Bridge Street, Christchurch, BH23 1DY

(Christchurch Town Ward)

8/18/2927/OUT

Development considered:

Outline application with access and scale for consideration for the demolition of the existing building and the erection of a three storey office (B1) building.

Representations at meeting:

In objection: None

In support: Giles Moir, Chapman Lily Planning Ltd, on behalf of the applicant

Ward Councillor: Cllr P Hall (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be GRANTED subject to conditions in accordance with the details within the report

Voting: For – 8, Against – 2, Abstentions – 1

Cllr P Hall and Cllr S McCormack asked to be recorded as voting against the decision to grant the application

Note: A prior move to refuse the application was lost by 3 votes for and 8 votes against.

Cllr M Davies left the meeting after the determination of this application.

104. 193 Churchill Road, Poole, BH12 2JD

(Newtown and Heatherlands)

APP/19/01199/F

Development considered:

Remove roof and reconfigure creating rooms in the roof.

Representations at meeting:

In objection – Michael Brooks, local resident

In support: None

Ward Councillor – Cllr M Earl called in the application for the reasons specified in the report and spoke in objection at the meeting.

RESOLVED that the application be DEFERRED for a site visit to enable the Committee to view the impact of the proposals on 40 Southill Road and 7 Sunnyside Road, with cross sections north to south and east to west showing the relationship between the properties to be provided in the officer's report.

Voting: For – 7, Against – 0, Abstentions – 3

Cllr S Baron left the meeting after the determination of this application.

105. 7 Watermead, 23 Willow Way, Christchurch BH23 1JJ

(Christchurch Town Ward)

8/19/1314/HOU

Front dormer to serve permitted loft conversion.

Representations at meeting:

In objection: None

In support: Kim Blunt, Southern Planning Practice Ltd, on behalf of the applicant, and Graham Lockyear, the applicant

Ward Councillor: Cllr P Hall (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be GRANTED contrary to the officer's recommendation with the conditions set out below, as it is considered the proposals will enhance the character of the area in accordance with Policies H12 and HE2 of the Christchurch Local Plan:

- **Standard commencement condition – 3 years**
- **Development to be built in accordance with approved plans**

- **Materials to match**

Voting: For – 9, Against – 0

106. 8 Watermead, 23 Willow Way, Christchurch BH23 1JJ

(Christchurch Town Ward)

8/19/1315/HOU

Front dormer to serve permitted loft conversion

Representations at meeting:

In objection: None

In support: Kim Blunt, Southern Planning Practice Ltd, on behalf of the applicant, and Graham Lockyear, local resident

Ward Councillor: Cllr P Hall (Committee member) called in the application for the reasons specified in the report

RESOLVED that the application be GRANTED contrary to the officer's recommendation with the conditions set out below, as it is considered the proposals will enhance the character of the area in accordance with Policies H12 and HE2 of the Christchurch Local Plan:

- **Standard commencement condition – 3 years**
- **Development to be built in accordance with approved plans**
- **Materials to match**

Voting: For – 9, Against - 0

The meeting was adjourned between 3.50pm and 4.00pm and 5.30pm and 5.45pm approximately.

The meeting ended at 7.22 pm

CHAIRMAN