

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 09 January 2020 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 M Le Poidevin,
Cllr D Mellor, Cllr T O'Neill, Cllr A M Stribley, Cllr T Trent and
Cllr M Greene

Also in attendance: Cllr N Brooks and Cllr G Farquhar

107. Apologies

Apologies were received from Cllr D Kelsey

108. Substitute Members

Cllr M Greene substituted for Cllr D Kelsey

109. Declarations of Interests

No declarations of disclosable pecuniary interest were made.

Cllr P Hall indicated that he had been lobbied on Agenda Item 6b, but this would not inhibit his ability to add to the debate or determine the application.

Cllr D Mellor, indicated that his business used the firm that had lobbied Cllr P Hall, although this would not inhibit his ability to add to the debate or determine the application.

110. Confirmation of Minutes

The minutes of the meeting held on 21 November 2019 were confirmed and signed as a correct record.

111. 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.

112. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and 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 appears as Appendix D to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 113 to 115 below.

113. 193 Churchill Road, Poole BH12 2JD

This item was withdrawn from the Agenda by the Chairman in advance of the Committee and therefore was not discussed.

114. John Reid and Sons Ltd, Reid Steel StrucSteel House, 3 Reid Street, Christchurch BH23 2BT

(Portfield Ward – pre May 2019)

8/18/3532/OUT

Development considered:

Demolition of existing Industrial Building and residential development of up to 170 units (mix of 2 & 3 bed houses and 1 & 2 bed flats) with associated access and car parking.

Representations at meeting:

In Objection: Peter Fenning

In Support: Ken Parke

Ward Councillors: None Registered

RESOLVED that the Application be granted in accordance with the recommendation detailed within the report, as amended in the Addendum Sheet, and further amended by Officers at the meeting in the following terms:

“Grant outline permission with the following conditions **and Section 106 Heads of Terms**, 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.”

Amended Condition 6

There shall be no more than 11 dwellings with **vehicle** access directly off Fairmile Road

Reason: In the interests of highway safety

Voting:

For – 11

Against – 3 (**Cllr Hall requested that his vote against be recorded**)

Abstentions – 1

Note: A prior move to refuse the application was lost by 4 votes for and 11 votes against

The meeting adjourned at 14:50 and reconvened at 14:59

115. 88 Glenville Road, Walkford, Christchurch BH23 5PY

(Highcliffe and Walkford Ward)

8/19/1282/FUL

Development considered:

Demolition of the existing building and construction of a pair of semidetached units with gardens and parking.

Representations at meeting:

In Objection: John Purves

In Support: None Registered

Ward Councillors: Nigel Brooks

RESOLVED that the Application be granted in accordance with the recommendation detailed within the report as subject to the amendment of condition number 4 and Informative Note 3, plus an additional condition as detailed below:

Amendment Condition 4

Prior to commencement of development above the Damp Proof Course (DPC), full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include boundary treatments **(including details of a low-rise brick wall along the South East Glenville Road and Wyndham Road boundary)**, hard surfacing materials and planting specifications (species, position and numbers/ densities) which must include native species.

Reason: In the interests of visual amenity.

Amended Informative Note 3

Biodiversity enhancement measures must be considered as part of the development such **as** the addition of bat tiles and bird boxes within the building. **The Applicant is also advised that it is your responsibility and that of any contractor employed by you to ensure that no harm is**

caused to protected wildlife during the removal of the existing hedge along the east boundary. Such works may have a particular impact on bats (protected under European & UK law) and nesting birds (protected under UK law).

Additional Condition

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties.

Voting:

For – 13

Against – 1 **(Cllr Hall requested that his vote against be recorded)**

Abstentions – 1

116. Dates of meetings

The dates were noted.

The Chairman explained that there was a need to review the venues of future meetings of the Planning Committee and asked the Committee members for their views. He stated that his favoured option, due to its location within the conurbation, was Bournemouth Town Hall, but was keen to listen to all input.

Discussion and comments included:

- Could agendas not be loaded based on rotation? It was confirmed by both Officers and the Chairman that would not be appropriate to do this due to the nature that applications came through the system and this would cause unnecessary delay to determining applications.
- Would it be possible to investigate a hybrid option based on rotation?
- Bournemouth is most central and therefore makes the most sense and could be consistent.
- Should be in the most appropriate place for the majority of the applications.
- Easiest and best option for committees to be in Bournemouth.
- The Committee should be flexible and make best use of the three venues available.

The Chairman thanked Members for their input and proposed that future meetings of the Planning Committee be held in Bournemouth as previously proposed by Cllr D Mellor and seconded by Cllr T O'Neill.

RESOLVED that all future meetings of the Planning Committee be held at Bournemouth Town Hall until further notice.

Voting:

For – 13

Against – 1

Abstention - 1

117. Planning Appeal Update

The Chairman agreed that this item was of sufficient urgency to be discussed by the Committee because it related to the first appeal of a decision made by the Planning Committee.

The Development Management Manager highlighted that an appeal decision had been received which related to a Planning Committee decision, one of the first that it had made, on 20 Grove Road, Christchurch. He summarised the original proposals and the concerns that the committee had when determining the application. He further explained that the inspector had concluded that the building would be in keeping with the character of the area, there would be no harmful overlooking, the separation distances would not be inappropriate and had no concerns over the small loss of parking. He stated that the appeal was instead dismissed on a technicality, and this was a useful opportunity to reflect on decisions being taken.

118. Planning Site Visit Protocol

The Chairman agreed that this item was of sufficient urgency to be discussed by the Committee because it was a process related matter.

Cllr A Stribley had sought permission to raise this point because she took issue with Para 25 of the document in restricting votes if a formal site visit has not taken place. She acknowledged that this had been the case in the past, but there was not necessarily a need for this to continue.

The Senior Planning Solicitor explained that the discussion had taken place at the May Committee and the majority of Members had voted for its inclusion at the time.

The meeting adjourned at 14:50 and reconvened at 14:59
The meeting ended at 4.03 pm

CHAIRMAN