

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 20 February 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 D Kelsey,
Cllr M Le Poidevin, Cllr D Mellor, Cllr A M Stribley, Cllr T Trent and
Cllr B Dion (In place of Cllr T O'Neill)

Also in
attendance:

128. Apologies

Apologies were received from Cllr T O'Neill.

129. Substitute Members

Notification was received from the nominated representative of the relevant Political Group Leader that Cllr B Dion was substituting for Cllr T O'Neill for this meeting of the Committee.

130. Declarations of Interests

Member of the Committee made the following declarations on planning applications being considered at the meeting:

Agenda items 6a and 6b: Christchurch Police Station, Barrack Road, Christchurch, BH23 1PN

Cllr P Hall declared that he had attended public meetings with the applicant, Aster Homes Ltd, at the Kings Hotel and Bargates, and in Twynham Avenue with the applicant and residents, and he had attended the site visit earlier today. As Chair and trustee of Christchurch Commoners Association he wished to reference Millhams Street North. He had at the request of Adrian Dwyer met him at his house, where Mr Dwyer had mentioned his concerns regarding the size of the space for the potential Science Centre, but no decisions were made. He confirmed that he had not predetermined the application and was open minded. He spoke and voted on the applications.

Cllr D Mellor declared that he and his wife owned two engineering companies employing around 50 people in Christchurch, which did a significant amount of work for the company Curtiss Wright. Mr Dwyer, one of the speakers in support of the application, had mentioned Curtiss Wright

in the context of the Science Centre element of the application. Cllr Mellor raised this for transparency during the public speaking. He spoke and voted on the applications.

Agenda item 6e: Avon Beach Café, Mundeford, Christchurch, BH23 4AN

Cllr P Hilliard declared that for transparency he would leave the meeting when this application was considered as he had previously spoken in 2018 opposing the overdevelopment of the site. He did not speak or vote on the application.

Agenda item 6c: 193 Churchill Road, Poole, BH12 2JD

In accordance with the adopted Site Visit Protocol it was noted that as Cllr S McCormack, Cllr P Hall and Cllr D Mellor had not attended the site visit on this application on the morning of the committee they would not be able to speak or vote on the application at the meeting.

131. Confirmation of Minutes

The minutes of the meeting held on 30 January 2020 were confirmed and signed as a correct record.

132. 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.

133. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – E 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 F to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 134 to 138 below.

134. Christchurch Police Station, Barrack Road, Christchurch BH23 1PN

(Town Centre – Pre May 2019)

8/18/3263/FUL

Development considered:

Erection of 130 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to

serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos. 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structures.

The application was the subject of a Planning Committee site visit on the morning of 20 February 2020.

Representations at meeting:

In objection:

Wayne Barraball, representing Twynham Avenue residents

Susan Suliman, representing Peter Fenning, Christchurch Conservation Trust and ecology matters

Oonagh McKinney, representing local businesses

In support:

Rob Henderson, Savills Planning Consultancy – for the applicant, Aster Homes

Kathryn Swain, Surereed Court, Bargates, Christchurch – local resident

Jocelyn Smail, Chair of the Hospital of St Mary Magdalen Trust

Adrian Dwyer, representing the Science Centre Group interested in the flexible/community space

Ward Councillors:

Cllr M Cox spoke in support of the application.

Note: The Chairman agreed that the representations on this application and the linked application below at minute 135 be received as one, with an extended timeslot of 15 minutes for objectors and 15 minutes for applicant/supporters.

RESOLVED that the application be APPROVED for the reasons set out in the officer's report, subject to S106 to cover the following Heads of Terms;

31% Affordable Housing including social rented, intermediate and home ownership.

HIPs financial contribution and HIPs management plan

Heathland SAMM contribution

Education contribution

Financial contribution for re-positioning and additional Surveillance cameras

Land to be given over for highway adoption with those areas identified on a plan (roads including on-street parking bays, road turning areas, footways and cycleways).

The new signalised pedestrian crossings details and commuted maintenance sums.

2 x Vehicle Activated Signs

Bus stop, shelter and associated works, including RTI

**Traffic Regulation Order legal work, signs and road markings
Residential Travel Plan
S278 agreement for works to the highway
Permissive route for pedestrians and cyclists to rear of Block A
linking Bargates to Barrack Road. Add cycle/pedestrian roundels in
surfacing materials to identify route through development site.**

and the conditions as set out in Recommendation section of report.

Voting: For - 11, Against – 2, Abstentions – 2

Notes:

Cllr P Hall wished to be recorded as voting against the application on the grounds of parking and ecology matters.

Cllr S McCormack wished to be recorded as abstaining as he felt misled on the parking situation.

During the debate the Chairman agreed at the Committee's request to contact the Portfolio Holder for Transport to clarify the Council's position in respect of long term parking provision in Christchurch Town Centre.

Cllr P Hall and Cllr M Le Poidevin left the meeting after this application had been determined.

135. Christchurch Police Station, Barrack Road, Christchurch BH23 1PN

(Town Centre – Pre May 2019)

8/18/3264/DCONS - Linked to the Full Application 8/18/3263

Development considered:

Erection of 130 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos. 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structure

The application was the subject of a Planning Committee site visit on the morning of 20 February 2020.

Representations at meeting:

As set out in minute 134 above

RESOLVED that the application be APPROVED subject to conditions for the reasons set out in the officer's report.

Voting: For - 13, Against – 0

Note: The Chairman adjourned the meeting for a short comfort break after this application was determined.

136. 193 Churchill Road, Poole BH12 2JD

(Newtown and Heatherlands Ward)

19/01199/F

Development considered:

Remove roof and reconfigure creating rooms in the roof

The application was the subject of a Planning Committee site visit on the morning of 20 February 2020.

Representations at meeting:

In objection: Michael Brooks, local resident

In support: None received

Ward Councillor: Cllr M Earl - a written statement objecting to the application was read out in her absence

RESOLVED that the application be GRANTED permission for the reasons set out in the officer's report and 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 with the addition condition requested by the Committee to preserve neighbouring amenity and privacy:

- **Fixed balustrade of the first floor 'Juliet balcony' in the south west facing gable elevation facing 7 Sunnyside Road to be obscure glazed**

Voting: For - 10, Against – 0, Abstentions – 1

Note: Cllr S McCormack and Cllr D Mellor did not speak or vote and left the meeting when this application was considered as they had not taken part in the morning site visit.

137. Wilderton House, 2 Wilderton Road, Poole BH13 6EE

(Canford Cliffs Ward)

19/00744/F

Development considered:

Demolition of existing building and construction of a block of 21 apartments with basement parking.

Representations at meeting:

In objection: None received

In support: Laurie Marlow, David James Architects

Ward Councillors:

Cllr M Haines spoke in objection to the application

Cllr M Iyengar – a written statement in support of the application was read out in his absence.

RESOLVED that the application be REFUSED for the reasons set out in the officer's report.

Voting: For - 13, Against - 0

138. Avon Beach Cafe, Mundeford, Christchurch BH23 4AN

(Mundeford, Stanpit, and West Highcliffe)

8/19/1296/FUL

Development considered: To form terrace at first floor level.

Representations at meeting:

In objection:

Marianne Abley, Friars Cliff, Stanpit and Mundeford Residents Action Group, and Sheridan Lake, local resident

In support: Peter Hayward, Director – Avon Beach Cafe

Ward Councillors: Cllr L Dedman – written statement in objection to the application read out in her absence.

RESOLVED that the application be GRANTED for the reasons set out in the officer's report and in accordance with the recommendation in the report and subject to the conditions specified.

Voting: For - 12, Against - 0

Note: In accordance with his declaration, Cllr P Hilliard did not speak or vote and left the meeting when this application was considered.

The meeting ended at 5.27 pm

CHAIRMAN