

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

Minutes of the Meeting held on 24 May 2022 at 10.00 am

Present:-

Cllr D Kelsey – Chairman

Cllr T Johnson – Vice-Chairman

Present: Cllr S Baron, Cllr S Bull, Cllr J J Butt, Cllr M Davies, Cllr P R A Hall,  
Cllr P Hilliard, Cllr R Lawton, Cllr M Le Poidevin, Cllr S McCormack,  
Cllr T O'Neill, Cllr Dr F Rice and Cllr T Trent

1. Apologies

Apologies for absence were received from Cllr G Farquhar.

2. Substitute Members

There were none.

3. Declarations of Interests

For Item 6a, Cllr P Hilliard declared for transparency that he was a member of an organisation that had received funding from the Talbot Heath Trust.  
For Item 6a, Cllr T Trent declared for transparency that he was a member of an organisation that had received funding from the Talbot Heath Trust.  
For Item 6a, Cllr F Rice declared for transparency that he was a member of an organisation that had received funding from the Talbot Heath Trust.

4. Confirmation of Minutes

The minutes of the previous meeting were agreed and signed as a correct record.

5. Public Issues

There were a number of requests to speak on planning applications considered by the Planning Committee.

The Chairman exercised his discretion as permitted by the Protocol for Speaking/Statements to allow those who wished to address the committee directly, to do so virtually via Microsoft Teams if they preferred.

6. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to E to these minutes in the Minute Book. There was an addendum sheet published on the 23 May 2022 which appears as appendix F to these minutes. The Committee considered the planning applications as set out below:

7. Highmoor Farm, Talbot Village, Poole

Talbot and Branksome Woods

APP/21/00098/F

Change of use of agriculture land to provide a 12 hectare Heathland Support Area, in accordance with Policy PP21 of the adopted Poole Local Plan.

Speaking in Objection:

- Sheila Warner, Chair of Talbot and Branksome Residents Association.
- Harriet Stewart-Jones, Preserve Talbot Heath.

Speaking in Support:

- Nicholas Ashley-Cooper, Chair of Talbot Villa Trust
- Jon Baker – Responsible for the land management of Talbot Heath.

Ward Councillor(s):

- Cllr K Rampton.
- Cllr P Broadhead.

**RESOLVED that Planning Permission be REFUSED, contrary to the recommendation and conditions set out in the Officer report.**

The reasons for refusal were as follows:

- **PP25 - 'New development should contribute to the provision of a high quality network of open space ensuring links to and between open spaces are provided where appropriate' – 'Strategic sites should provide open space on-site giving consideration to the standards set out in the Open Space Needs Assessment'. Members felt that an open space was not being provided on the site of the development in order to mitigate the harmful impact of the proposed development.**
- **PP24 - 'The Council will seek to work with its partners, developers and other relevant organisations to maintain and expand the green infrastructure network throughout Poole'. Members felt that in relation to PP24 and the concept of 'enhancing what is already there' that the application removes the requirement of a development to include open space within it.**
- **PP32 - '*permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on nationally, European and internationally important***

**sites'. Members were mindful that developments of this kind should only be permitted where it would not lead to adverse effect. The Committee were of the opinion that there was insufficient evidence to show that the development would enhance the site.**

- **NPPF 50 – The members felt that this application related to two other planning applications that were forthcoming and that deciding in favour of this this application seemed to enable the two other developments, encouraging prematurity.**
- **The Committee agreed that the development would intensify public use of the area - including the heathland around it and would act as magnet for more visitors and users to the site.**

**Voting:**

**For – 8**

**Against – 5**

**Abstentions – 0**

Note: A vote to grant permission was lost.

Voting:

For – 5

Against – 8

Abstentions – 0

8. 215-225 Barrack Road

Commons

8/21/0100/FUL

Demolition of existing buildings and erect 3 blocks of 38 flats with associated parking and access.

Speaking in Objection:

- Mitchell Pollock.
- Russell Law.

Speaking in Support:

- Ken Parke, Ken Parke Planning.

Ward Councillor(s):

- Cllr V Ricketts.

**RESOLVED that Planning Permission be granted in accordance with the recommendation and conditions set out in the Officer report, with an amendment to .**

**Voting:**

**For – 10**

**Against – 3**

**Abstentions – 0**

9. 23 Wick Lane, Christchurch

Christchurch Town

8/21/0387/HOU

The remodel of an existing bungalow to provide an extension to the side and rear and first floor.

Speaking in Objection:

- James Cain, Planning Base Ltd.
- Rob Evans.

Speaking in Support:

- Katy Tizzard.

Ward Councillor(s):

- Cllr M Cox.

**RESOLVED that Planning Permission be granted in accordance with the recommendation.**

**Voting:**

**For – 11**

**Against – 0**

**Abstentions – 2**

10. 55 Victoria Avenue

Wallisdown and Winton West

7-2022-28438

Alterations and single and 2 storey extension to dwelling house.

Speaking in Objection:

- None.

Speaking in Support:

- None.

Ward Councillor(s):

- None.

RESOLVED that Planning Permission be granted in accordance with the recommendation and conditions set out in the Officer report.

Voting:

For – 12

Against – 0

Abstentions – 0

11. 22 Upper Golf Links Road, Broadstone, BH18 8BX

Broadstone

APP/22/00390/F

The installation of solar panels within the rear garden. It is proposed to install two rows of 7 panels separated by 0.7m. Length of each row of panels is approximately 12.6m. Panels will be mounted on consoles at ground level.

Speaking in Objection:

- None.

Speaking in Support:

- None.

Ward Councillor(s):

- Cllr V Slade.

**RESOLVED that Planning Permission be granted in accordance with the recommendation and conditions set out in the Officer report.**

**Voting:**

**For – 12**

**Against – 0**

**Abstentions – 0**

The meeting ended at 2.30 pm

CHAIRMAN