

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 16 December 2021 at 10.00 am

Present:-

Cllr D Kelsey – Chairman
Cllr T Johnson – Vice-Chairman

Present: Cllr S Bartlett, Cllr S Bull, Cllr M Davies, Cllr B Dion, Cllr J Edwards,
Cllr G Farquhar, Cllr P R A Hall, Cllr P Hilliard, Cllr M Le Poidevin,
Cllr S McCormack, Cllr T O'Neill, Cllr A M Stribley and Cllr T Trent

70. Apologies

Apologies for Absence were received from Cllr Steve Baron

71. Substitute Members

Cllr Jackie Edwards for Cllr Steve Baron

72. Declarations of Interests

No declarations of interest were highlighted by Committee Members.

David Hodges, Development Management Team Leader, indicated that he knew one of the objectors to item 6d personally and would therefore withdraw from the meeting for this item.

73. Confirmation of Minutes

The minutes of the previous meeting were confirmed as a correct record

74. Public Issues

There were a number of public statements received on planning applications considered by the Planning Committee. The Chairman exercised his discretion as permitted by the Protocol for Public Speaking to allow those who wished to address the committee directly, to do so virtually via Microsoft Teams and for those who did not, the Democratic Services Officer read out the written statements which also included that of Ward Councillors that were unable to attend.

75. Schedule of Planning Applications

The Chairman informed the committee that he had received a late request to defer the consideration of Items 6a-6c to allow for a site visit, which he was not minded to support, but would put it to the committee to vote upon.

RESOLVED that Items 6a-6c be considered as scheduled.

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to F to these minutes in the Minute Book. There was an update sheet published on 15 December 2021 and appears as appendix G to these minutes. The Committee considered the planning applications as set out below:

76. Land at Aviation Business Park, Viscount Road, Hurn, BH23 6NW - Outline Application

(Commons)

8/19/0864/OUT

Outline planning application for the erection of up to 85,100 sqm GIA of Class B1, B2, B8 employment floorspace, of which no more than 34,000sqm GIA shall be B1/B2 (Business and General Industrial), and of that, no more than 4,000 sqm GIA shall be B1a (Offices), with access and associated works. All matters reserved save for Access.

Representations

- IN OBJECTION
 - ❖ None registered
- IN SUPPORT
 - ❖ Robert Barnes – via MS Teams
- WARD COUNCILLORS
 - ❖ None registered

RESOLVED that Planning Permission be granted in accordance with the recommendation as set out in the report and further updated by the addendum sheet, subject to the Head of Planning concluding negotiations relating to the Section 106 Agreement that address the concerns raised by the Planning Committee within six months of this decision.

Voting:

For – 10

Against – 4

Abstentions – 1

Note: if the time limit lapses, this application will be brought back to the Planning Committee.

77. Land at Aviation Business Park, Viscount Road, Hurn, BH23 6NW - Infrastructure Works

(Commons)

8/19/0870/FUL

Development of estate road and drainage infrastructure with associated works (full)

Representations

- IN OBJECTION
 - ❖ None registered
- IN SUPPORT
 - ❖ Robert Barnes – via MS Teams
- WARD COUNCILLORS
 - ❖ None registered

RESOLVED that Planning Permission be granted in accordance with the recommendation as set out in the report and further updated by the addendum sheet, subject to the Head of Planning concluding negotiations relating to the Section 106 Agreement that address the concerns raised by the Planning Committee within six months of this decision.

Voting:

For – Unanimous

Note: if the time limit lapses, this application will be brought back to the Planning Committee.

78. Land at Aviation Business Park, Mountbatten Drive, Hurn, BH23 6NE

(Commons)

8/19/0882/FUL

Development of employment unit (use classes B1c, B2, B8) with access, landscaping, car parking and associated works (full).

Representations

- IN OBJECTION
 - ❖ None registered

- IN SUPPORT
 - ❖ Robert Barnes – via MS Teams
- WARD COUNCILLORS
 - ❖ None registered

RESOLVED that Planning Permission be granted in accordance with the recommendation as set out in the report and further updated by the addendum sheet, subject to the Head of Planning concluding negotiations relating to the Section 106 Agreement that address the concerns raised by the Planning Committee within six months of this decision.

Voting:

For – 12 Against – 2 Abstentions – 1

Note: if the time limit lapses, this application will be brought back to the Planning Committee.

The meeting adjourned after this item.

79. 89 Bournemouth Road and 1&3 Marlborough Road, Poole

Cllr G Farquhar was not present for this item.

(Penn Hill)

APP/20/00800/P

Demolish buildings and erect a single block of 22 apartments with associated parking, access, carports, bin and cycle storage (outline application to consider access and layout).

Representations

- IN OBJECTION
 - ❖ Mary-Ann Bury – written statement
 - ❖ Natalie Carroll – written statement
- IN SUPPORT
 - ❖ Giles Moir – Via MS Teams
- WARD COUNCILLORS
 - ❖ None registered

RESOLVED that Planning Permission be granted in accordance with the recommendation set out in the report, subject to the addition of a condition requiring the left-hand side of the balconies facing 87 Bournemouth road to be obscured glazed.

Voting:

For – 9 Against – 5 Abstentions – 0

80. Land on corner of The Grove Barrack Road, Christchurch

(Commons)

8/21/0410/OUT

Outline planning application for a block of 51 flats and 4 dwellinghouses with associated parking.

Representations

- IN OBJECTION
 - ❖ Rebecca Holmes – written statement
 - ❖ John Pendrill – written statement

- IN SUPPORT
 - ❖ Clare Spiller – via MS Teams
 - ❖ Richard Carr – via MS Teams

- WARD COUNCILLORS
 - ❖ Cllrs M Phipps and V Ricketts – joint written statement

Cllr G Farquhar returned to the meeting at 3:14pm, but did not take part in the voting on this item as he had not been present for the officer presentation, public statements and a large portion of the debate.

RESOLVED that Planning Permission be Refused in line with the officer recommendation as set out in the report and amended by the addendum sheet.

Voting:

For – 8 Against – 6 Abstentions – 0

Cllrs P R A Hall and S McCormack requested that their votes in support of the officer recommendation be recorded.

Cllr P Hilliard left the meeting at 3:32pm, immediately after the results of the vote had been announced.

81. Arrowsmith House, Arrowsmith Road, Wimborne, BH21 3BG

(Bearwood & Merley)

APP/21/00678/F

Demolish existing property and outbuilding and erect replacement property.

Representations

- IN OBJECTION
 - ❖ None registered

- IN SUPPORT
 - ❖ Giles Moir – via MS Teams
 - ❖ Shan Seewooruthun

- WARD COUNCILLORS
 - ❖ Cllr V Slade (from adjoining ward) – written statement

RESOLVED that Planning Permission be granted, contrary to the recommendation set out in the report subject to conditions to be agreed in consultation with the Chair and Vice-Chair of the Committee.

Reason for overturning officer recommendation:

Although the proposed replacement building would be materially larger than as at present, the Committee considered that there were special circumstances relating to the demolition of the existing dwelling and the associated poor quality existing outbuildings from the site, and replacing them with a high quality family home that, in the Committee's view, would cause no harm to openness of the greenbelt as a result.

Voting:

For - Unanimous

82. Exclusion of Public and Press

RESOLVED that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 5 in Part I of Schedule 12A of the Act and that the public interest in withholding the information outweighs such interest in disclosing the information.

83. Update from Legal Services

The Chairman agreed for this item of business to be added to the agenda after its publication under the provision allowed in Section 100(B)(4)(b) of the Local Government Act 1972 because it was necessary to brief the committee in advance of its consideration of the related application, which was due to be brought to the committee at its following meeting.

The Senior Solicitor briefed and provided the Committee with legal advice on a forthcoming application and responded to comments and a request for clarification.

The Meeting adjourned at 12.52pm and reconvened at 1.30pm
The meeting ended at 4.13 pm

CHAIRMAN