

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**

**PLANNING COMMITTEE**

Minutes of the Meeting held on 21 July 2022 at 10.00 am

Present:-

Cllr D Kelsey – Chairman

Cllr T Johnson – Vice-Chairman

Present: Cllr S Baron, Cllr S Bull, Cllr M Davies, Cllr G Farquhar,  
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

27. Apologies

Apologies were received from Cllr D Borthwick.

28. Substitute Members

There were no substitutes for this meeting.

29. Declarations of Interests

On item 5d, Cllr G Farquhar declared for transparency that he had previously sat on a BCP Licensing Sub-Committee where a licensing application was considered for the site in question. This did not, however, relate to the planning application before the Committee and Cllr G Farquhar clarified that he was not predetermined on the planning application.

On item 5f, Cllr G Farquhar declared for transparency that the site in question fell within his Ward, however he was not predetermined on the issue.

30. 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.

31. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to H to these minutes in the Minute Book. There was an addendum sheet published on 20 July 2022 which appears as appendix I to these minutes. The Committee considered the planning applications as set out below:

32. Broadstone Middle School, Dunyeats Road, Broadstone BH18 8AE

Broadstone Ward

APP/22/00343/F

Formation of an outdoor learning resource centre.

Objectors:

- None.

Applicant/Supporters:

- None.

Ward Councillors:

- None.

**RESOLVED that the application be GRANTED as per the recommendation set out in the Officer's report.**

**Voting:**

**For: 13 (unanimous)**

33. Land on the corner of The Grove and Barrack Road, Christchurch, Dorset

Commons Ward

8/21/1214/OUT

Outline planning application for a block of 35 flats and 4 dwellinghouses with associated parking.

Objectors:

- John Pendrill, Chairman of the Christchurch Residents' Association.
- Peter Fenning.

Applicant/Supporters:

- Richard Carr, Fortitudo.

Ward Councillors:

- Cllr M Phipps.

**RESOLVED that the application be REFUSED as per the recommendation set out in the Officer's report.**

**Voting:**

**For: 8**

**Against: 4**

**Abstain: 1**

**Note:**

**Cllr G Farquhar requested that his vote for the motion be recorded.**

**Cllr S McCormack requested that his vote for the motion be recorded.**

34. Land at 84 and to the rear of 80 and 92 Glenville Road, Christchurch BH23 5PY

Highcliffe and Walkford Ward

8/22/0354/OUT

Sever the land to the rear of Nos. 80 and 82. Demolition of existing property no. 84 and construction of 5 x 3 bed dwellings and 1 x 4 bed dwelling with associated access and parking.

**RESOLVED that the application be deferred until a later date, as per the recommendation from the Head of Planning, which was as follows:**

***“The Planning Policy Team have confirmed that more time is needed to review the implications of the Examiner’s Report on the Highcliffe and Walkford Neighbourhood Plan against the application; the Examiner issued their report on 12th July around the same time as the agenda was being finalised for publication.”***

**Voting:**

**For: 13 (unanimous)**

35. Solent Beach Complex, Solent Promenade, Bournemouth BH6 4BE

East Southbourne and Tuckton Ward

7-2021-1696-J

Erection of a new restaurant, public conveniences and kiosk at ground floor level, with 17 overnight lodges spread over two further floors with pedestrian access bridges and other associated landscaping. Alterations to Warren Edge Car including a new laundry store, cycle shelter, car park access control and electrical substation. Cycle stands and beach showers are also proposed - Regulation 3.

**Objectors:**

- John Lambon (statement to be read by Clerk).

Applicant/Supporters:

- Andrew Emery BCP Resort Development and Strategic Planning Manager (speaking in person).

Ward Councillors:

- None.

**RESOLVED that the application be GRANTED as per the recommendation set out in the Officer's report, including the removal of Condition 11.**

**Voting:**

**For: 11**

**Against: 1**

**Abstain: 0**

**Cllr G Farquhar requested that his vote against the motion be recorded.**

36. Land at former Punshon Church, Exeter Road, Bournemouth BH2 5AH

Bournemouth Central Ward

7-2021-643-X

Continued use of the land as a temporary car park.

Objectors:

- Punit and Priyah Shah (statement to be read by Clerk)
- Justine Wyness (no statement was received)

Applicant/Supporters:

- Ken Parke of Ken Parke Planning. (Statement to be read by Clerk)
- Karen Rees (speaking in person).

Ward Councillors:

- None.

**RESOLVED that the application be GRANTED as per the recommendation set out in the Officer's report.**

**Voting:**

**For: 10**

**Against: 2**

**Abstain: 0**

**Note: A move to defer the application until a later date was lost by 9 votes to 2.**

37. Land rear of 682 Christchurch Road, Bournemouth BH7 6BT

Boscombe East and Pokesdown Ward

7-2020-3154-I

Erection of a block of 2 dwellings (amendments to elevations including balconies and external facings).

Objectors:

- Mr Malcolm Brown of Sibbett Gregory.

Applicant/Supporters:

- Mr Chris Miell, Pure Town Planning.

Ward Councillors:

- Cllr Andy Jones.

**RESOLVED that the application be GRANTED as per the recommendation set out in the Officer's report.**

**Vote:**

**For: 9**

**Against: 3**

**Abstain: 0**

Note: Cllr G Farquhar requested that his vote against the motion be recorded.

38. 34 Haverstock Road, Bournemouth BH9 3HE

Boscombe East and Pokesdown Ward

7-2020-3154-I

Erection of a block of 2 dwellings (amendments to elevations including balconies and external facings).

Objectors:

- Mark Petty (statement to be read by Clerk)
- Andy and Julie Renton (statement to be read by Clerk).

Applicant/Supporters:

- DOT Architecture on behalf of applicants (Statement to be read by Clerk).

Ward Councillors:

- None.

**RESOLVED** that the application be **REFUSED** as per the recommendation set out in the Officer's report.

**Vote:**

**For: 0**

**Against: 13 (unanimous)**

**Abstain: 0**

39. 13 - 15 High Street, Poole BH15 1AB

Poole Town Ward

APP/21/01199/F

Redevelopment of the site to form 40 apartments and 424sqm of commercial space, following partial demolition of existing buildings.

**RESOLVED** that the application be deferred until a later date, as per the recommendation from the Head of Planning, which was as follows:

*"The Environment Agency informed the local planning authority on the 19th July that there is a need to undertake a further consultation with them on Flooding. There is also a need to consult with Historic England on heritage matters before the item can be brought to planning committee. It is therefore necessary to undertake further consultation with these two statutory agencies before a resolution can be made on the application."*

**Voting:**

**For: 13 (unanimous)**

The meeting ended at 2.15 pm

CHAIRMAN