

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

Minutes of the Meeting held on 19 January 2023 at 9.30 am

Present:-

Cllr D Kelsey – Chairman

Cllr T Johnson – Vice-Chairman

Present: Cllr D Borthwick, Cllr J J Butt (In place of Cllr S Baron), Cllr M Davies, Cllr B Dion (In place of Cllr T O'Neill), Cllr G Farquhar, Cllr P Hilliard, Cllr R Lawton, Cllr M Le Poidevin, Cllr S McCormack, Cllr Dr F Rice and Cllr T Trent

105. Apologies

Apologies were received from Cllr S Baron, Cllr S Bull, Cllr P Hall and Cllr T O'Neill.

106. Substitute Members

Notification was received that for this meeting Cllr J Butt was substituting for Cllr S Baron and Cllr B Dion was substituting for Cllr T O'Neill.

107. Declarations of Interests

Cllr T Johnson reported that as ward councillor he had been involved in some of the discussions around the planning application for St Aldhelm's Academy. He would not participate as a committee member or vote on the item but would address the committee in his role as ward councillor.

108. Confirmation of Minutes

**RESOLVED that the minutes of the meeting held on 15 December 2022 be confirmed as a true and accurate record for the Chairman to sign.**

109. Public Issues

There were a number of requests to speak on planning applications as detailed under individual items below.

110. 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 18 January 2023 which appears as Appendix I to these minutes. The Committee considered the planning applications in the order set out below, as amended by the Chairman at the meeting to facilitate Member and Officer attendance:

111. 1 Hurn Court, Hurn Court Lane, Christchurch BH23 6BH

Commons Ward

8/22/0831/FUL

Installation of new terrace walk-on roof light and boiler flue to Flat 1.

Public Representations:

No Objectors, Applicant/Supporters or Ward/other councillors registered

**RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.**

Voting: For – 8, Against – 0, Abstain – 1

Notes: Cllr T Trent abstained as he had only just arrived when the officer presentation on the 1 Hurn Court applications had commenced. Cllrs M Davies, R Lawton, S McCormack and Dr F Rice were not in attendance for this item.

112. 1 Hurn Court, Hurn Court Lane, Christchurch BH23 6BH

Commons Ward

8/22/0832/LB

Listed Building Consent for internal alterations including modifying timber studwork to form cupboards and form new internal opening into Flat 3. Replace wooden floor boards with stone tiles and fit new boiler flue within southern elevation wall of Flat 1 and installation of a roof light

Public Representations:

No Objectors, Applicant/Supporters or Ward/other councillors registered

**RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report**

Voting: For – 8, Against – 0, Abstain – 1

Notes: Cllr T Trent abstained as he had only just arrived when the officer presentation on the 1 Hurn Court applications had commenced. Cllrs M Davies, R Lawton, S McCormack and Dr F Rice were not in attendance for this item.

113. 32 Bury Road, Poole, BH13 7DG

Canford Cliffs Ward

APP/22/01364/F

Demolition of existing dwelling and erection of a replacement dwelling with ancillary pavilion and formation of a natural pool.

Public Representations:

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward/other councillors

- ❖ None registered

**RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report and the revised / additional conditions set out in the addendum.**

Voting: For – 8, Against – 0, Abstain – 3

Notes: Cllr G Farquhar asked for his vote to abstain to be recorded. Cllr Dr F Rice was not in attendance for the entirety of this item and therefore did not vote. Cllr S McCormack was not in attendance for this item.

114. St Aldhelm's Academy, Herbert Avenue, Poole, BH12 4HS

Alderney and Bourne Valley Ward

APP/22/00970/F

Construction of a floodlight 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops

Public Representations:

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward/other councillors

- ❖ Cllr Toby Johnson, in support

**RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.**

Voting: Unanimous

Notes: Cllr T Johnson did not participate as a committee member and did not vote and Cllr S McCormack was not in attendance for this item.

115. Multi Storey Car Park, Glen Fern Road, South Western House and 15 Fir Vale Road, Bournemouth BH1 2LZ

Bournemouth Central Ward

7-2022-1958-DQ

Outline submission for the demolition of the existing buildings and the erection of a 14-24 storey building comprising of approximately 7,000 sqm commercial floorspace, including a cinema (sui generis), FlipOut (use class E(d)) and restaurants (use class E(b)), approximately 3,800 sqm Sui Generis floorspace including a nightclub and sky bar, 494 residential flats (use class C3), 104-bedroom hotel (use class C1) and 450 capacity multi-storey car park. REVISED PLANS

Public Representations:

It was noted that for this application the Chairman exercised his discretion to extend the speaking time to up to fifteen minutes and the number of speakers to up to six speakers.

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Paul Kinvig, Bournemouth Town Centre BID
- ❖ Richard Carr, Fortitudo – the applicant

Ward/other councillors

- ❖ Cllr Mike Greene, in support

**Resolved that planning permission be GRANTED, contrary to the Officer recommendation to refuse, with the agreement of conditions and obligations to be delegated to the Interim Director of Planning in consultation with the Chairman, Vice Chairman and Legal Advisor.**

**Reasons for decision:**

The proposal would result in less than substantial harm to designated heritage assets; however, in balancing this harm against the public benefits of the proposed development, as per Paragraph 202 of the National Planning Policy Framework, and also giving appropriate weight to all other material considerations of the application, the substantial benefits including the impact on town centre regeneration in a sustainable location with a suitable housing unit mix, loss of the visually poor existing buildings and high quality design outweigh the heritage harm and other material considerations which weigh against the scheme. As such, the proposal would comprise sustainable development which complies with Paragraphs 11 and 38 and the National Planning Policy Framework as a whole, which is considered to outweigh any policy conflicts within the Local Development Plan on the planning balance

Voting: For – 8, Against – 5, Abstain – 0

Note: Cllr G Farquhar asked for his vote against the move to grant to be recorded.

116. Purbeck Court, 65 - 67 Boscombe Overcliff Drive, Bournemouth BH5 2EN

Boscombe East and Pokesdown

7-2022-3914-C

Erection of a 5 storey building consisting of 13 x 2-bed flats and 6 x 3-bed flats with associated access and parking, involving demolition of existing residential and garage buildings. Re-submission of application no. 7-2022-3914-B

Public Representations:

Objectors

- ❖ Neil and Susan Lyon
- ❖ Nicholas Glassock

Applicant/Supporters

- ❖ Ken Parke, on behalf of the applicant

Ward/other councillors

- ❖ Cllr Andy Jones, in objection

**Resolved that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report.**

Reasons for decision:

The previous reasons for refusal have been overcome sufficiently to warrant a different decision, as the parking provision is now fully policy compliant with the absence of allocated parking, and although the overall unit mix on site falls below full policy compliance, there is reasonable justification to address the shortfall and in applying the tilted balance the benefits of the development outweigh this shortfall.

Voting For – 10, Against – 2, Abstain – 1

Note: Cllr G Farquhar asked for his vote against the move to grant to be recorded.

117. 28 Endfield Road, Christchurch BH23 4HT

Commons Ward

8/22/0697/COU

Change of use of grass verge to use as private garden and erection of boundary fence

Public Representations:

Objectors

- ❖ Val Edmunds
- ❖ Patricia Storgard

Applicant/Supporters

- ❖ None registered

Ward/other councillors

- ❖ Cllr Margaret Phipps, in objection

**Resolved that planning permission be REFUSED, contrary to the Officer recommendation to grant, for the following reasons:**

The land proposed to be taken from the verge is excessive. The removal of this verge will completely change the character of the entrance to Crofton Close and constitute a loss of local amenity greenspace and would be inappropriate in character and scale to the immediate locality. The proposals would be contrary to Policy ENV21 & H12 of the Christchurch Local Plan (2001), Policies HE2, HE3 & KS1 of the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) and Chapter 12 of the National Planning Policy Framework

Voting: For – 10, Against – 1, Abstain – 1

Note: Cllr J Butt was not in attendance for this item.

118. 32 Endfield Road, Christchurch BH23 2HT

Commons Ward

8/22/0829/COU

Change of use of grass verge to use as private garden, erection of boundary fence and widening of existing access

Public Representations:

Objectors

- ❖ Val Edmunds
- ❖ Patricia Storgard

Applicant/Supporters

- ❖ Steve Crabb, applicant

Ward/other councillors

- ❖ Cllr Margaret Phipps, in objection

**Resolved that planning permission be REFUSED, contrary to the Officer recommendation to grant, for the following reasons:**

The land proposed to be taken from the verge is excessive. The removal of this verge will completely change the character of the entrance to Crofton Close and constitute a loss of local amenity greenspace and would be inappropriate in character and scale to the immediate locality. The proposals would be contrary to Policy ENV21 & H12 of the Christchurch Local Plan (2001), Policies HE2, HE3 & KS1 of the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) and Chapter 12 of the National Planning Policy Framework

Voting: For – 11, Against – 1, Abstain – 0

Note: Cllr J Butt was not in attendance for this item.

The meeting ended at 3.17 pm

CHAIRMAN

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