

# Planning Committee



Application Address	Land at Aviation Business Park, Viscount Road, Hurn, Dorset BH23 6NW
Proposals	<p>1) Application 8/19/0864/FUL 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 34,000 sqm 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.</p> <p>2) Application 8/19/0870/FUL Development of estate road and drainage infrastructure with associated works (full).</p> <p>3) Application 8/19/0882/FUL Development of employment unit (use classes B1c, B2, B8) with access, landscaping, car parking and associated works (full)</p>
Applicant	Imperial Park Bournemouth Ltd and Bournemouth International Airport
Agent	Robert Barnes
Date Valid	16 May 2019
Decision Due Date	16 June 2023
Ward and Ward Member(s)	Commons Cllr Phipps and Cllr Ricketts
Report Status	Public
Meeting Date	15 June 2023
Status	Public Report

Report subject	Seeking delegation from Committee Members to the Interim Director of Planning and Destination for determination and issue of all three decision notices with S106 agreements, following the Committee Minute in December 2021, which required referral back to Committee after 6 months, if S106 agreements had not been agreed and decisions issued.
Executive summary	To provide an update on the planning applications at the Aviation Business Park and to seek delegation from Committee for Officers to determine the applications.
Recommendations	<p>Members are recommended to delegate to the Interim Director of Planning and Destination the power to determine all of the following three applications:</p> <ul style="list-style-type: none"> <li>i. <b>8/19/0864/OUT</b> for erection of up to 85,100 sqm of employment floorspace with access and associated works,</li> <li>ii. <b>8/19/0870/FUL</b> for development of an estate road and drainage infrastructure with associate works</li> <li>iii. <b>8/19/0882/FUL</b> for Development of employment unit with access, landscaping, car parking and associated works</li> </ul> <p>with power to negotiate and determine the wording, terms and associated documentation of any condition(s) and /or planning obligation(s) that the Interim Director of Planning and Destination considers necessary in relation to any such determinations and issue all relevant documentation/ decision notices.</p>
Reason for recommendations	<p>The Planning Committee resolved to approve three applications Aviation Business Park subject to completion of a Section 106 agreement within a set timeframe of 6 months. It was not possible to achieve completion of the legal agreements in 6 months due to the extended difficulties overcoming highway design issues for the road through the site to new cycleway and pedestrian infrastructure and agree a revised travel plan.</p> <p>During the additional 12 months to complete the process, a solution has been found to address and agree all the S106 matters requested by Members in December 2021.</p> <p>The S106 agreements have been fully negotiated, securing benefits of a continuous highway with cycle and pedestrian safety measures, linking the two business parks together, enabling 85,100 sq m of employment floorspace to be constructed, and a further 10,000 sq m employment building, together with contributions to enhance the bus service, improve sustainable travel, and speed reduction measures and junction improvements on Matchams Lane and off site at the Avon Causeway junction. Additionally significant ecological contributions for on- and off-site planting have been secured.</p> <p>As a result there are now significant public benefits to the local economy, with employment opportunities potentially providing up to 2,600 new jobs, much improved highway infrastructure, for cycling and pedestrians, a travel plan including improved bus services, and</p>

	also benefits to the environment, with biodiversity gains on and off site.
--	--

## Background

2. At the Planning Committee on 16th December 2021, Members resolved to grant the three following applications, in accordance with the Officer recommendations:
  - i. **8/19/0864/OUT** for erection of up to 85,100 sqm of employment floorspace with access and associated works,
  - ii. **8/19/0870/FUL** for development of an estate road and drainage infrastructure with associated works
  - iii. **8/19/0882/FUL** for Development of employment unit with access, landscaping, car parking and associated works
3. Members specifically requested Officers to negotiate ways to secure a continuous estate road with cycle and footpath provision in the two areas identified as pinchpoints, which were potentially unsafe for cyclists and pedestrians, at the time of its consideration at Planning Committee. These pinchpoints have been fully addressed with interim and final layout plans for these two areas, to ensure that each part of the estate road will be safe for pedestrians and cyclists. These plans have also now been safety audited by the Transport Officers and approved.
4. The Officer recommendation for all three applications was worded as follows:
 

***“Delegate to the Head of Planning to Grant subject to Conditions and S106 and S278 agreements 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.”***
5. Each application required details to be resolved in relation to the timing and details of the estate road and associated traffic control measures, and also required off site highway works to be secured in the S106 agreements, and bus contribution timing and travel plan matters, before they could be implemented.
6. Once highway matters were agreed, the S106s have been worded so that each S106 relates the relevant parts of those works, or timing of the works for each separate planning application. Therefore, the wording of each S106 agreement is bespoke for each of the planning applications.
7. The Committee resolution as recorded in the minutes for each of the three applications was the same and stated as follows:
 

***“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.***

***Note: if the time limit lapses, this application will be brought back to the Planning Committee.”***
8. The s106 agreements have been fully negotiated in respect of these three applications, and were concluded on the 25 April 2023. However, this was not

within the original timeframe of 6 months as specified in the resolution of the Planning Committee. Consequently, the decisions, whilst ready, cannot currently be issued without officers securing authority to allow for the decision notices to be released.

## **Conclusion and Recommendation**

9. The Christchurch Local Plan area provides for the expansion of the Aviation Business Park to form the largest employment allocation and expanding with up to 1,900 jobs within BCP Council area. The three applications and the resolutions made by the Planning Committee remain crucial in securing employment land for 85,100sq m of development providing significant job opportunities accompanied by improved highway infrastructure and public bus services and sustainable travel options.
10. The legal agreements have been successfully negotiated and the highway plans have now met the sustainable travel requirements and cyclist and pedestrian safety concerns of the previous Committee instructions. The additional year to find solutions, has led to a timetable of 18 months for the highway details to be concluded rather than 6 months, which, with hindsight, was unrealistic given the complexity of the problems to be overcome.
11. It is therefore recommended that the Committee agree to delegate powers to the Interim Director of Planning and Destination to issue the planning permissions for the three applications: 8/19/0864/OUT, 8/19/0879/FUL and 8/19/0882/FUL.

## **Background papers**

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the applications the subject of this report, including all related consultation responses, representations and documents submitted by the applicant in respect of the applications together with previous committee reports and minutes relating to the applications referenced below.

## **Appendices**

Appendix 1 - Committee reports for 16 December 2021.

- Application 8/19/0864/OUT Outline Employment Land - [LINK](#)
- 8/19/0870/FUL Estate Road - [LINK](#)
- 8/19/0882/FUL Full permission for 10,000sq m Industrial Unit – [LINK](#)
- Committee Update Sheet – [LINK](#)
- Minutes – [LINK](#)