

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 20 July 2023 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr P Hilliard – Vice-Chair

Present: Cllr C Adams, Cllr P Canavan (In place of Cllr S Carr-Brown),
Cllr J Challinor, Cllr D A Flagg, Cllr M Gillett, Cllr B Hitchcock,
Cllr G Martin, Cllr Dr F Rice, Cllr K Salmon, Cllr P Sidaway and
Cllr M Tarling

18. Apologies

Apologies were received from Cllr S Carr-Brown and Cllr J Clements.

19. Substitute Members

Cllr P Canavan was substituting for Cllr S Carr-Brown for this meeting.

20. Declarations of Interests

Cllr M Tarling declared that he was a friend of the applicant in relation to the applications for Hurn Court, Hurn Court Lane, Christchurch (Items 6g and 6h) and would not participate in this item.

Cllr M Tarling declared that he knew one of the public speakers in relation to the application for 103 Wick Lane (item 6e) but not to an extent which would preclude him from taking part in its consideration.

21. Confirmation of Minutes

The minutes of the meeting held on 15 June 2023 were agreed as a correct record for signing by the Chair.

22. Public Issues

The Chair advised that there were a number of requests to speak on planning applications as detailed under individual items below.

In addition, the Committee was asked to agree a technical amendment to Paragraph 8.3 of the Public Speaking Protocol to reflect an update to the Council's Constitution regarding voting procedure.

RESOLVED that Paragraph 8.3 of the Public Speaking Protocol be amended to read as follows:

“Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.”

23. 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. A Committee Addendum Sheet was published on 19 July 2023 and appears as Appendix I to these minutes. The Committee considered the planning applications in the order set out below, as amended by the Chair to enable attendance of one of the speakers on the application for 15 Branksea Close (item 6f) on grounds of exceptional circumstances:

24. 15 Branksea Close, Poole BH15 4DR

Hamworthy Ward

APP/23/00517/F

Extend to the front, side and rear. New roof. Paved car standing to the front. Extend dropped kerb to the front. First floor dormer to the side (Part retrospective).

Public Representations

Objectors

- ❖ Paul Watkins
- ❖ Zoe Cade

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr J Bagwell

RESOLVED that planning permission be GRANTED in accordance with the amended Officer recommendation published in the Committee Addendum Sheet, with a typographical correction to the wording of Condition 3 to read ‘Town and County Planning (General Permitted Development) (England) Order 2015’.

Voting: For – 6, Against – 4, Abstain – 3

25. 257-259 Belle Vue Road, Bournemouth, BH6 3BD

East Southbourne and Tuckton Ward

7-2022-263-D

Outline submission to erect a block of 13 x dwellings (reduction of 1) with associated access, parking, bin and cycle storage, involving demolition of existing buildings with Landscaping a Reserved Matter

Public Representations

Objectors

- ❖ Peter Watkin
- ❖ Sue Brown

Applicant/Supporters

- ❖ Chris Miell, on behalf of the applicant

Ward Councillors

- ❖ Cllr B Nanovo

RESOLVED that planning permission be GRANTED in accordance with the updated Officer recommendation published in the Committee Addendum Sheet, subject to an addition to Condition 3 to include the following Informative Note:

- **Informative: Please be advised, in their consideration of this application, the Planning Committee expressed a view that any submission to address the hard and soft landscaping details required by this condition shall include provisions to ensure that the proposed amenity space for occupiers and soft landscaping be protected from vehicle movements and to prevent informal parking.**

Voting: For – 13, Against – 0, Abstain – 0

Note: Cllr D Flagg left the meeting at the end of this item.

26. 320 - 328 Ashley Road, Poole BH14 9DF

Newtown and Heatherlands Ward

APP/22/01755/F

Extension at roof level to create 6 flats with new stairwell and lift to rear elevation and bike and bin store to rear.

Public Representations

Objectors

- ❖ Anne and Chris Matthews
- ❖ Val Street

Applicant/Supporters

- ❖ Chris Miell, on behalf of the applicant

Ward Councillors

- ❖ Cllr M Earl

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

Voting: For – 5, Against – 4, Abstain – 3

Notes:

A move to refuse planning permission was not carried, Voting: For – 3, Against – 6, Abstain – 3.

Cllr C Adams left the meeting at the end of this item.

27. Fairlea, 16 West Cliff Road, Bournemouth BH2 5EZ

Westbourne and West Cliff Ward

7-2023-1227-AS

Erection of a roof structure for emergency escape access and revised roof terrace and balustrade - Part existing unauthorised

Public Representations

Objectors

- ❖ Dr and Mrs Hunt
- ❖ A Patlewicz

Applicant/Supporters

- ❖ Eddie Fitzsimmons, applicant

Ward Councillors

- ❖ Cllr J Beesley and Cllr D d'Orton-Gibson

RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report and with the following additional condition requested by the Committee:

- **Prior to the first use of any of balcony areas hereby approved, an external lighting plan detailing all fixed external lighting to be placed on the roof, or on structures on the roof, shall be submitted to and approved in writing by the Local Planning Authority. The external lighting plan shall include details of the**

size and location of each external light; together with details of appropriate cowl or positioning to ensure light emitted from them is focussed downwards, and that light spill is not directed towards other residential properties, and not upwards. The plan should also indicate any safety lighting. Thereafter, no external lighting shall be installed on the roof area other than in full accordance with the approved external lighting plan.

Reason: To minimise potential light pollution and to protect the amenity of surrounding residents in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Voting: For – 10, Against – 0, Abstain – 1

28. Land R/O 91 The Grove, Christchurch BH23 2EZ

Commons Ward

8/22/0694/CONDR

Proposed 2 bedroom bungalow to the rear of existing property, with private garden, parking, turning and associated garage. Variation of conditions 2, 4 & 11 (Approved Plans, Confirmation of Tree Protection and Car Parking Facilities) of 8/20/1167/FUL to replace approved plans with revised versions, for development to be undertaken in accordance with Tree Report, Tree Protection Plan and amended Proposed Site Plan.

Public Representations

Objectors

- ❖ Dr Julian Sandell
- ❖ Mel Webb

Applicant/Supporters

- ❖ Chris Miell, on behalf of the applicant

Ward Councillors

- ❖ Cllr M Phipps

RESOLVED that powers be delegated to the Head of Planning to approve the application subject to:

- A. Officers having satisfied themselves as to the position regarding any certificate of ownership and other land issues;**
- B. Officers are content with the other aspects of the application, including the description of development;**
- C. The completed deed of variation for the existing S106 agreement;**

- D. The conditions as set out in the published report or as might need to be amended to address any issues arising after the committee; and**
E. The inclusion of an additional condition, offered by the applicant's representative at the meeting and accepted by the Committee, to remove permitted development rights.

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

Note: The Head of Planning provided an update to the Committee at the start of this item to amend the recommendation in response to concerns about land ownership issues raised by third parties to allow Officers to investigate further. The Head of Planning advised that this did not prevent the Committee from taking a view on the suitability of the application.

29. 103 Wick Lane, Bournemouth BH6 4LB

East Southbourne and Tuckton Ward

7-2023-1420-J

Alterations and single storey extension to dwellinghouse rendered to match front elevation and installation of porch canopy and replacement windows.

Public Representations

Objectors

- ❖ Simon Trueick, on behalf of local residents

Applicant/Supporters

- ❖ Sarah Smith, on behalf of the applicant

Ward Councillors

- ❖ None registered

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

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

30. Hurn Court, Hurn Court Lane, Christchurch BH23 6BH (8/22/0734/FUL application)

Commons Ward

8/22/0734/FUL

Provide Electric Vehicle Charging Points (EVCP) on posts within allocated parking spaces. Replace/repair 3rd floor casements to dormer windows on north elevation to include double glazing (amended plans).

Public Representations

No speakers registered

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

Voting: For – 10, Against – 0, Abstain – 0

Note:

Cllr M Tarling did not speak or vote on this application and sat in the public gallery for the duration of the item.

31. Hurn Court, Hurn Court Lane, Christchurch BH23 6BH (8/22/0735/LB application)

Commons Ward

8/22/0735/LB

Listed Building Consent for electrical works in association with providing Electric Vehicle Charging Points (EVCP) within allocated parking spaces. Replacement of existing cast iron downpipes and hoppers. Replacement/repair of 3rd floor dormer window casements including upgrade from single glazing to double glazing (amended plans).

Public Representations

No speakers registered

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

Voting: For – 10, Against – 0, Abstain – 0

Note:

Cllr M Tarling did not speak or vote on this application and sat in the public gallery for the duration of the item.

The meeting ended at 4.00 pm

CHAIR