

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

Minutes of the Meeting held on 16 November 2023 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr P Hilliard – Vice-Chair

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

70. Apologies

Apologies were received from Cllr J Challinor

71. Substitute Members

Cllr L Williams was the appointed substitute for Cllr J Challinor for this meeting.

72. Declarations of Interests

There were no declarations of interest in respect of Agenda Items 6a and 6b. Declarations in respect of Agenda Item 8 are listed in the exempt minute for this item.

73. Confirmation of Minutes

**RESOLVED that the minutes of the meeting held on 19 October be confirmed as an accurate record for signing by the Chair.**

74. Public Issues

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

75. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 15 November 2023 and appears as Appendix C to these minutes. The Committee considered the planning applications in the order set out below:

76. Holland House, 20 Oxford Road, Bournemouth BH8 8EF

Bournemouth Central Ward

7-2023-11310-CP

Full planning application for the demolition of existing office building and car park and erection of a building to provide 487 flats (Use Class C3) including ancillary residents gym, commercial space (Use Class E), accessible public realm and landscaping, servicing and car parking, ancillary plant, and associated works

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Jo Cowan, on behalf of the applicant
- ❖ Mathew Mainwaring, 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 as updated by the Committee Addendum Sheet and as amended by the Committee in respect of Paragraph 239 (a) of the report as follows:**

“GRANT permission for the reasons as set out in this report subject to

- a. the following conditions, **together with power being delegated to the Head of Planning (including any interim) to consider and determine the wording (a) for a further condition and reasons to secure the submission, approval and on going implementation of a plan setting out the management of the proposed co-working office space; (b) to amend Condition 17 to better reflect the requirements of policy CS2 of the Core Strategy; and (c) to amend Condition 11 to also require details to be submitted, approved and implemented detailing how the proposed landscaping could be designed to secure the provision of facilities for children, including an interactive water provision; and....”**

Voting: For – 13, Against – 1, Abstain – 0

77. Prom Diner, Undercliff Drive, Bournemouth BH5 1BN

Boscombe West Ward

7-2023-15059-V

Provision of a seasonal beach (pop up) offering that will provide seating and areas for the public to use as part of the Prom Diner existing offering. The proposal includes the installation of removable structures such as decking, a container and timber structures – Regulation 3

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward/Other Councillors

- ❖ Cllr P Canavan, in objection
- ❖ Cllr S Bartlett, in objection

**RESOLVED that planning permission be GRANTED in accordance with the recommendation set out in the Officer's report as updated by the Committee Addendum Sheet and as amended by the Committee in respect of Paragraph 52 of the report as follows:**

**"GRANT with the following conditions, subject to power being delegated to the Head of Planning (including any interim) (a) to amend Condition 4 to require all structures including decking, chairs and tables to be removed within the dates specified; (b) to amend Condition 8 to require details to be submitted and approved of materials that will provide a more natural appearance which does not include vinyl, those materials to be provided and thereafter at all times retained; and (c) to ensure that the requirements specified in Conditions 2 and 4 do not contradict each other...."**

Voting: For – 11, Against – 3, Abstain – 0

Note: In granting planning permission, the Committee had regard to the differences between this application and similar proposals as referenced in the Officer's report and including: -

- that there were already several existing decking structures the west of Bournemouth Pier and that this application site is located between the two piers where no similar decks exist,
- the deck is smaller
- the relationship of the site to the road and parking area represents a different character
- this application included a litter management plan

78. Exclusion of Press and Public

**RESOLVED that under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items 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.**

Voting: For – 11, Against – 3, Abstain – 0

79. Update to Members regarding matters relating to a planning application

Exempt Report as defined in Paragraph 5 in Part I of Schedule 12A of the Local Government Act 1972.

Exempt information – Category 5 (information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).

The Director of Planning and Destination introduced a report, a copy of which had been circulated and which appears as appendix D to the minutes in the Minute Book.

The Director and the Senior Solicitor provided an update to the Committee on the latest position in respect of matters relating to a planning application. They responded to questions from Members on the issues under consideration and the options available to the Committee in taking these matters forward.

**RESOLVED that having considered the issues raised in the report, the Committee proceeds in accordance with one of the two options within Option 2 of the report, as qualified by Members at the meeting and detailed in the exempt minute.**

Voting: For – 11, Against – 2, Abstain 1

The meeting ended at 3.25 pm

CHAIR