

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 23 January 2025 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr A Chapmanlaw (in place of Cllr J Clements), Cllr M Gillett,
Cllr G Martin, Cllr Dr F Rice, Cllr J Salmon, Cllr T Slade and
Cllr L Williams

74. Apologies

Apologies were received from Cllr J Clements, Cllr D Flagg and Cllr M Tarling.

75. Substitute Members

Notification was received that Cllr A Chapmanlaw was substituting for Cllr J Clements for this meeting.

76. Declarations of Interests

Cllr J Salmon reported that he had called in the Westover Retail Park planning application (item 6a) and would therefore reclude himself from the debate. He did not speak or vote as a committee member for this item, he sat in the public gallery and spoke as a ward councillor.

77. Confirmation of Minutes

The minutes of the meeting held on 19 December 2024 were confirmed as an accurate record for the Chair to sign.

78. Public Issues

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

79. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 22 January 2025 and appears as Appendix C to these minutes.

80. Westover Retail Park, Castle Lane West, Bournemouth, BH9 3JS

Moordown Ward

7-2023-1927-BT

Redevelopment of retail park by erecting a foodstore (Use Class E(a) with associated access, parking, and landscaping works, involving demolition of existing 4 x units.

Public Representations

Objectors

- ❖ Richard Goslin
- ❖ Saul Trewern

Applicant/Supporters

- ❖ James Mitchell, on behalf of the applicant

Ward Councillors

- ❖ Cllr Joe Salmon, objecting

Resolved to REFUSE permission contrary to the recommendation set out in the officer's report as updated in the Committee Addendum dated 22.1.25 for the following reasons, with power delegated to the Head of Planning Operations in consultation with the Chair to determine the final wording of these reasons:

- The failure to provide the land necessary to support the delivery of a high-quality walking and cycling network in accordance with national policy and best practice would fail to support the uptake of active travel and as such, fails to fully mitigate the impact of the proposed development. The proposal is considered poor design and is contrary to policies CS14, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (Adopted October 2012). The development is also considered to be contrary to the aims of the National Planning Policy Framework (2023) [now 2024] which requires opportunities to promote walking, cycling and public transport use are identified and pursued adequately.
- The scheme would fail to make efficient use of land by not bringing forward a mixed use scheme and is therefore contrary to Paragraph 11 and Chapter 11 of the National Planning Policy Framework.
- The failure to make necessary contributions to mitigate the impact of the proposal would not support sustainable form of development for future occupiers in terms of limiting the need to travel and offering a genuine choice of transport modes.

Voting: For – 5, Against – 3, Abstain – 0

Note: Prior to the vote to refuse, a move to grant the application was seconded but was not carried: Voting: For – 3, Against – 4, Abstain – 1

81. 134 Carbery Avenue

East Southbourne and Tuckton Ward

7-2024-19822-A

Demolition of existing dwelling and construction of a block of 5 flats with associated parking and amenity space.

Public Representations

Objectors

- ❖ Richard Matthew
- ❖ Simon Willis

Applicant/Supporters

- ❖ Matt Stevens, on behalf of the applicant

Ward/Other Councillors

- ❖ Cllr Bernadette Nanovo, objecting

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, subject to power being delegated to the Head of Planning Operations to determine the final wording of the conditions set out in the report and the completion of a Section 106 agreement in respect of Heathland Mitigation (SAMM).

Voting: Unanimous

The meeting ended at 12.20 pm

CHAIR