

**LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP  
11 September 2012**

**PRESENT:** Councillor Robert Chapman - Chairman; Councillors Beryl Baxter, John Beesley, Michael Weinhonig, and Ron Whittaker.

**APOLOGIES:** Councillor Roger West.

**REPRESENTATIVE FROM BOURNEMOUTH CIVIC SOCIETY:** Ken Mantock - Vice-Chairman.

**REPRESENTATIVES FROM BOURNEMOUTH 2026:** Martin Broad and Angela Pooley.

**ALSO PRESENT:** Councillor David Smith, Cabinet Portfolio Holder for Planning and Environment.

The meeting commenced at 9.47 a.m.

**Note:** To see a copy of the reports that was considered by the Local Development Framework Steering Group at this meeting please visit: [http://archive.bournemouth.gov.uk/main/Minutes\\_Agendas/LDF\\_Steering\\_Group.asp](http://archive.bournemouth.gov.uk/main/Minutes_Agendas/LDF_Steering_Group.asp)

**SECTION I - BUSINESS RECOMMENDED TO THE CABINET**

**17. ADOPTION OF THE DORSET HEATHLANDS PLANNING FRAMEWORK 2012-2014 SUPPLEMENTARY PLANNING DOCUMENT**

The Steering Group considered a report which summarised the consultation responses and requested that the Council approve the adoption of the Dorset Heathlands Planning Framework 2012-2014 Supplementary Planning Document - SPD - with the intention of replacing the current Dorset Heathlands Interim Planning Framework. The SPD was attached at Appendix 1 to the report.

The Steering Group discussed the contents of the proposed SPD having regard to the representations which had been received during the consultation period. In particular, the Steering Group discussed the proposed list of mitigation projects for 2012-2014 set out at Appendix A to the SPD. Members expressed deep concern at the proposed deletion of the projects relating to Hicks Farm and Stour Acres Barn having regard to the fact that developments within Bournemouth were generating the largest amount of financial contributions towards mitigation measures.

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Councillor Ron Whittaker commented generally on the history of the Hicks Farm project in the context of the Stour Valley 'Suitable Accessible Natural Greenspace' and expressed the view that strong representations should be made to the Dorset Heathland Executive Group and the Heathland Planning Framework Officer Group to seek the reinstatement of this project albeit in an amended form to that originally proposed.

The Principal Planning Policy Officer replied to a number of questions from Members of the Steering Group on specific elements of the proposed SPD and the list of mitigation projects.

The Steering Group was fully supportive of the need to carry out an urgent review of the governance arrangements relating to the Dorset Heathland Executive Group and the Heathland Planning Framework Officer Group.

**DECISION MADE:**

**Recommended to Cabinet:**

1. That, subject to the recommendations in 2 below, the Council be recommended to adopt the Dorset Heathlands Planning Framework 2012-2014 Supplementary Planning Document, excluding Appendix A of the Document namely the 'List of Mitigation Projects proposed for 2012-2014'.
2. That the Council write to the Dorset Heathland Executive Group and the Heathland Planning Framework Officer Group - HPFOG - to:
  - A. express deep concern that two projects in Bournemouth, namely Hicks Farm and Stour Acres Barn, have been deleted from the draft SPD projects list and request that they be reinstated as a matter of priority following resubmission by the Council;
  - B. request that the projects recently submitted by the Council to the HPFOG, namely (1) Boardwalk Extension at Hengistbury Head, (2) Harbour Bank Stabilisation at Hengistbury Head, and (3) River Bank Stabilisation at Muscliffe, be considered by the HPFOG and included in the SPD projects list as a matter of priority;
  - C. seek reassurance that, in future, when the suitability of projects are scrutinised as part of the SPD process and the forthcoming Dorset Heathland Development Plan Document that the criteria relating to the proximity of contributing new developments to the mitigation scheme is given paramount prominence and is broadly proportionate to the amounts raised by the contributions policy.

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3. That a review be undertaken by the Service Director for Legal and Democratic Services and the Service Director for Planning and Transport, of the governance arrangements relating to the Dorset Heathland Executive Group and the Heathland Planning Framework Officer Group to ensure that the governance arrangements and accountability for expenditure of the monies raised through the process are robust and remain appropriate, such review to be completed within two months and be considered by Members of this Steering Group and the Cabinet.
4. That the detail of the representations to be made in respect of the matters highlighted in 2 above be agreed in consultation with the Chairman of the Steering Group and the Leader of the Council.

**18. DRAFT DORSET MEMORANDUM OF UNDERSTANDING ABOUT THE DUTY TO CO-OPERATE ON STRATEGIC PLANNING MATTERS - AGREEMENT IN PRINCIPLE AND CONSULTATION**

The Steering Group considered a report requesting that, subject to consultation, the Council agree to become a signatory to a Memorandum of Understanding - MoU - committing the Council to co-operate with other relevant agencies on strategic planning matters. The proposed MoU was attached at Appendix 1 to the report.

The Principal Planning Policy Officer commented on the statutory background which placed a duty on the Council to co-operate on strategic planning matters.

**DECISION MADE:**

**Recommended to Cabinet:**

1. That the Cabinet agrees to consult with the agencies set out in paragraph 4 of the draft MoU inviting comments on the document and inviting them to sign up to the final MoU.
2. That delegated authority be given to the Leader of the Council, in consultation with the Service Director for Planning and Transport, to make minor changes to the draft MoU as necessary in response to the consultation process and to sign the final MoU.

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## SECTION II - BUSINESS DECIDED UNDER DELEGATED POWERS

### 19. DECLARATIONS OF INTEREST

There were no declarations of interest made by members of the Steering Group.

### 20. MINUTES

#### DECISION MADE:

That the minutes of the meeting held on 21 May 2012 be confirmed.

### 21. PUBLIC ITEMS

#### A. Public Questions

There were no public questions submitted for this meeting.

#### B. Deputations

There were no deputation requests submitted for this meeting.

#### C. Petitions

There were no petitions submitted for this meeting.

### 22. RESPONSE TO GOVERNMENT CONSULTATION ON THE REVIEW OF THE USE CLASSES ORDER AND PERMITTED DEVELOPMENT RIGHTS

The Steering Group considered a briefing paper concerning a document released for consultation purposes by the Department for Communities and Local Government highlighting possible amendments to the Use Classes Order and permitted development rights.

The Steering Group was advised that the most significant impact of the proposals on Bournemouth would be those in respect of allowing the change of use of hotels to residential without the need for planning permission. Therefore, the briefing paper set out a detailed proposed response to the two questions in the consultation document which related to this issue.

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The Steering Group discussed the response to these questions in the consultation document and supported the proposed strong representations expressing concern at any change to this section of the Use Classes Order.

**DECISION MADE:**

That the response to the Government consultation document on proposed amendments to the Use Classes Order and permitted development rights, as set in the briefing paper, be fully endorsed and that a copy of that response be sent to Bournemouth's two local Members of Parliament.

**23. BOURNEMOUTH PLAN CORE STRATEGY**

The Principal Planning Policy Officer updated the Steering Group on the Bournemouth Plan Core Strategy following the recent publication of the Inspector's Report on the Core Strategy. The Inspector had found that the Core Strategy was sound subject to the 'main modifications' which mirrored the modifications which had already been consulted upon.

The Steering Group noted that the key findings included:

- Green belt protected from residential/employment urban extensions but housing delivery would need to be reviewed early in 2016 and 2021.
- Houses in multiple occupation 10% threshold policy agreed.
- Employment land protection policies agreed.

The Principal Planning Policy Officer responded to initial questions from Members of the Steering Group on the implications of the findings in the Inspector's Report. He stated that a full report on the adoption of the Core Strategy would be submitted to the next meeting of the Steering Group in advance of its consideration by the Cabinet and the Council.

**DECISION MADE:**

That the update be noted.

**24. BOURNEMOUTH TOWN CENTRE AREA ACTION PLAN**

The Principal Planning Policy Officer updated the Steering Group on the Bournemouth Town Centre Area Action Plan - AAP - following the recent publication of the Inspector's recommendations on further main modifications for the AAP which he regarded as necessary to make it sound.

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The Steering Group noted that the recommendations related exclusively to the NCP Exeter Road site and the provision of a bus hub. The Inspector had recommended that the AAP policy be watered down from requiring that a bus hub is provided on the site to being one of several uses that may be suitable on the site including retail, entertainment, culture and leisure uses and a hotel.

The Steering Group was advised that the required consultation on these proposed main modifications had commenced on 6 September 2012 and would run until 19 October 2012.

### DECISION MADE:



That the update be noted.

### 25. DATE OF NEXT MEETING

### DECISION MADE:

That the next meeting of the Steering Group be held at 9.45 a.m. on Monday 15 October 2012.

The meeting closed at 11.17 a.m.

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