

LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP  
23 May 2016

**PRESENT:** Councillor Robert Chapman - Chairman; Councillors John Beesley, Laurence Fear, David Kelsey, Pat Oakley, Michael Weinhonig.

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

**ALSO PRESENT:** Councillor Mike Greene, Portfolio Holder for Transport, Sustainability and Carbon Management; Councillor Philip Broadhead, ward member for Talbot and Branksome Woods; Councillor Philip Stanley-Watts

**OFFICERS PRESENT:**

Andrew England, Head of Planning and Regulation  
Caroline Peach, Design and Heritage Manager

The meeting commenced at 3.30 p.m.

Note: To see a copy of the reports that were considered by the Local Development Framework Steering Group at this meeting please visit:

<http://www.bournemouth.gov.uk/CouncilDemocratic/CouncilMeetings/CommitteeMeetings/LocalDevelopmentFrameworkGroup/2016/05/23/localdevelopmentframeworkgroup23-may-2016.aspx>

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

**10. ADOPTION OF TALBOT VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

The Steering Group considered a report which sought Cabinet approval of the Talbot Woods Conservation Area Appraisal and Management Plan and a recommendation to the Council that they be adopted. The purpose of the Appraisal and Management Plan was to set out the main features which made Talbot Village special and explain how the area would be managed for the future, including how a number of key issues would be addressed. The Appraisal and Management Plan would also be used to inform the master plan for the wider Talbot Project partnership.

The Steering Group had considered the Appraisal and Management Plan in an earlier draft format prior to a period of public consultation. Officers from other Council departments, ward councillors and the portfolio holder, interested parties and members of the public had all had the opportunity to comment on the documents. The Design and Heritage Manager explained that paragraphs 12 to 17 of the Cabinet report gave a summary of who had responded to the consultation

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and how the Appraisal and Management Plan had been amended to take into account the key issues raised.

A copy of the revised Appraisal and Management Plan was circulated with the report at Appendix 1 and 2. Further information about the consultation process was included at Appendix 3. It was noted that the consultation report was quite lengthy due to the number of detailed responses which had warranted thorough consideration and response by the Council. The Design and Heritage Manager explained that as the Appraisal was essentially a factual document there was limited scope for significant changes to be made. In response to the consultation results a number of amendments had been made to the introduction, sections 7 and 9, as highlighted in red text. The Steering Group was satisfied with the Appraisal as amended.

The Design and Heritage Manager explained that the Management Plan by its nature had more scope to change as a result of the consultation responses received. Some of the amendments had been made to combine text and actions in order to ensure the document was clear and succinct, e.g. in respect of woodland management and activity, and parking and traffic arrangements. The Design and Heritage Manager responded to the points raised by Mrs Warner in her deputation and by members regarding enabling development and the deleted reference to Policy 4.12 in Action 10, page 18. She explained that Policy 4.12 was one of the saved policies from the Council's District Wide Local Plan adopted in 2002 and was therefore still 'live'. The policy related not only to the six residential plots and their location but also covered wider aspects such as lighting, pathways and the school. However the policy did not refer specifically to enabling development which was the intended focus of Action 10 and the preceding paragraphs 6.5 and 6.6 in the Management Plan. It was therefore considered more appropriate for Action 10 to refer to Historic England's guidance on enabling development from 2008, as set out in paragraph 6.5.

Members of the Steering Group were supportive of the changes that had been made to the Management Plan and were happy to accept the document as amended. While being mindful of the issues raised in the deputations, particularly in relation to unwanted and inappropriate development, members also spoke about the need to adapt to the constant changes in planning legislation and guidance. Members felt it was helpful to include the definition of enabling development at paragraph 6.5. It was also important to remember that in planning terms each application was considered on its own merits. Members considered that the amendments to the Management Plan had taken on board the comments received and strengthened their previous discussions. The importance of the Management Plan as the tool by which improvements could be delivered was also noted.

The Cabinet Member for Transport stated that the Appraisal and Management Plan delivered the joint aims of protecting the Conservation Area and planning for its future management. He referred to the balance between the Trust's charitable objectives and its role in preserving and enhancing the Conservation Area. He also

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felt that the Trust would need to take into account that the area was used not only by residents but by visitors many of whom would be travelling by car and would require parking.

**DECISION MADE:**

**Recommended to Cabinet:**

- a. That the Talbot Village Conservation Area Appraisal and Management Plan be approved and recommended to the Council for adoption;
- b. That Cabinet delegates authority to the Service Director, Development Services, in consultation with the Cabinet Portfolio Holder for Planning and Environment to make further minor editing changes, corrections and updates to the document prior to publication, *to include the following minor typographical corrections:*
  - *Appraisal (Appendix 1) - page 28 - text beneath image to start with the word 'Bench ...'*
  - *Management Plan (Appendix 2) - page 1 - paragraph 1.4, 2<sup>nd</sup> sentence to read 'For Talbot Village this has been achieved through...'*
- c. That the production of a heritage partnership plan with the Talbot Village Trust be welcomed.



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**SECTION II - BUSINESS DECIDED UNDER DELEGATED POWERS**

**11. APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Don McQueen, Councillor David Smith (portfolio holder), Martin Broad and Angela Pooley.

Councillor Pat Oakley was substituting for Councillor McQueen at this meeting.

**12. DECLARATIONS OF INTEREST**

There were no declarations of disclosable pecuniary interest.

**13. CONFIRMATION OF MINUTES**

**DECISION MADE:**

The minutes of the meeting held on 21 March 2016 were agreed and signed by the Chairman.

**14. PUBLIC ITEMS**

There were no public questions or petitions submitted for this meeting.

The Steering Group agreed to receive the following deputations in relation to the report on the adoption of the Talbot Village Conservation Area Appraisal and Management Plan.

- Mrs Sheila Warner, a local resident of Talbot and Branksome Woods:

Mrs Warner expressed concern at the number of changes in the Appraisal and Management Plan documents before the Steering Group compared to the draft versions previously considered. She felt that some of the wording had been moderated to accommodate the views of the Talbot Village Trust. She was particularly concerned at the suggested deletion of the reference to Policy 4.12 of the District Wide Local Plan. She also felt that Trust's charitable objectives were too restrictive in not allowing funds to be used to enhance the Conservation Area.

Mrs Warner asked members to consider whether they were happy to accept these documents bearing in mind the revised versions had not been subject to public consultation.

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- Ms Sally Knott, Planning Consultant for Intelligent Land, acting on behalf of the Talbot Village Trust (TVT):

TVT's main concern was that some of the actions in the Management Plan could not be achieved without its financial support. Upkeep of the Conservation Area, while desirable, was not the primary objective of the charity's funds. TVT asked that the Management Plan and future proposals for the Conservation Area recognise the need for heritage assets to be viable.

TVT sought the Council's support in a number of areas, including improvements to woodland management, resolution of congestion/parking issues at the school, and the delivery of the scheme at White Farm. TVT thanked the Council for the opportunity to input into the Appraisal and Management Plan and welcomed the prospect of further working with the Council and residents for the good of the village and the legacy.

The Chairman thanked Mrs Warner and Ms Knott for their deputations. These would be taken into account when the report was considered.

The meeting closed at 4.13pm

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