

Planning Board, 16 April 2012

**PLANNING BOARD
16 April 2012**

PRESENT: Councillor David Kelsey - Chairman; Councillor Ron Whittaker - Vice-Chairman; Councillors Sue Anderson, Linda Bailey, Beryl Baxter, Malcolm Davies, Johann Edward, Mike Greene, Philip Stanley-Watts, Roger West, John Wilson.

PRESENT UNDER PROCEDURE RULE 78:

Councillor Theo Stratton - Ward Members for Item 7, Clause 35a;
Councillors Rod Cooper and Nicola Greene - Ward Members for Item 7, Clause 35b
Councillor Rae Stollard - Ward Member for Item 10, Clause 35c;
Councillor David Smith - Cabinet Portfolio Holder for Planning and Environment

The meeting commenced at 4.02pm

Note 1: To see a copy of the public reports that were considered by the Board at this meeting please visit:

<http://www.bournemouth.gov.uk/CouncilDemocracy/Councillors/BoardsPanels/Planning.aspx>

Note 2: The updated schedule of planning applications decided by the Board with a summary list of conditions is attached as an appendix to these minutes. Planning Application Decision Notices with the detailed list of conditions can be viewed using the application search facility on the Planning and Transport section of the Council's website at the following address -

<http://planning.bournemouth.gov.uk/RealTimeRegister/planapprsch.aspx>

32. DECLARATIONS OF INTEREST

Members declared the following interests -

- Councillor Greene - Item 8, Clause 38 - personal interests - Has spoken previously on his views on the wind farm and depending on where the meteorological mast is sited it may be possible to view it from his property. Cllr Greene indicated that he would speak but not vote on the item
- Councillors Davies, Edward and Kelsey - Item 8, Clause 38 - personal interests - depending on where the meteorological mast is sited it may be possible to view it from their property.
- Councillor Stanley-Watts - Item 8, Clause 38 - Personal interest - As a member of the Task and Finish group looking into the potential impact of the Wind Farm.

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33. MINUTES

The minutes of the meetings held on 15 and 19 March were agreed for signing by the Chairman.

The following pages are a record of decisions made by the Planning Board on 16 April 2012.

The meeting finished at 6.57 pm.

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at 4.00pm on Monday 21 May 2012. It is recommended that you double check this information with Democratic Services nearer the scheduled date of the next meeting in case the arrangements have been changed.

Contact: Claire Gray, Democratic Services Officer
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Agenda item and Report No.	Clause No	Decision status	Matter considered	Representations at meeting, if any	Decisions delegated to the Planning Board	Record of voting and notes	Personal or prejudicial interests made by decision makers, if any
Item 5	34	Public	REQUESTS FOR DEPUTATIONS ON PLANNING APPLICATIONS		The deputations on planning applications were received under Procedure Rule 22(2) and taken into account when applications considered	For / Against 11/0	
Item 7 Report A3	35a	Public	Application No.7-2012-24867 26 SEDGLEY ROAD Change of use from C3 (Residential) to C4 (House of Multiple Occupation)	Deputation from Mr Anson Westbrook, Chair of the Winton Residents association speaking in objection to the application. Ward Councillor Theo Stratton had called in the application to the Board and spoke on behalf of local residents objecting to the application.	REFUSED - for the reasons set out in the Planning Officer's report	For / Against 11/0 Councillor Edward moved, Councillor Stanley-Watts seconded	
Item 7 Report A1	35b	Public	Application No. 7-2012-24885 101 ENSBURY PARK ROAD Alterations and Conversion of dwelling House into House in Multiple Occupation	Deputations from Mr Anson Westbrook, Chair of the Winton Residents association speaking in objection to the application. Ward Councillor Rod Cooper spoke on behalf of local residents	REFUSED - for the reasons set out in the Planning Officer's report	For /Against 11/0 Councillor West moved, Councillor Baxter seconded	

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				objecting to the application.			
Item 9 Report C	36	Public	TOWN PLANNING APPEALS		REPORT NOTED It was agreed that a comparison with neighbouring authorities on appeals and costs awarded be reported to the Planning Board. It was agreed that Cllr Greene would be provided with the date of the change to allow costs decisions on written representation appeals.	For / Against 11/0	
Item 10 Report D	37	Public	PLANNING APPLICATION DECISION PERFORMANCE - MONTHLY UPDATE		REPORT NOTED	For / Against 11/0	
Item 7 Report A4	35c	Public	Application No. 7-2012-1134-R BOURNEMOUTH SANDS HOTEL WEST CLIFF GARDENS Alterations and single storey extension with roof terrace to Hotel	A deputation was received from Tony Ramsden - Planning Solutions, speaking on behalf of the applicant's agent. Ward Councillor Rae Stollard had called in the application to the Board	GRANTED - Contrary to the Planning Officers recommendation to refuse as being in accordance with Policies 4.4 and 7.4 of the District Wide Local Plan and subject to the following conditions as set out by the Planning Board: 1. Materials and architectural	For/Against 11/0 Councillor Greene moved, Councillor Stanley-Watts seconded	

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				<p>and spoke in support of the application.</p> <p>Ward Councillor Barry Goldbart submitted a statement in support of the application</p>	<p>detailing to be agreed in writing with the local planning authority.</p> <ol style="list-style-type: none"> 2. Development to be carried out in accordance with plans as listed 3. Prior to the use of the development commencing construction of walls/railings to be completed 4. No permitted development rights for painting of brickwork 5. A landscaping plan including tree planting to be agreed with the local planning authority 6. A management plan for operation of the roof terrace to be agreed (to include details of any heaters/ parasols/provision of tables) 7. Hours of use of the roof terrace shall be confined to 8am - 9pm 8. No external music or speakers shall be used on the roof terrace 		
Item 7	35d	Public	Application No. 7-2012-5458-J	Deputations were received from	GRANTED - Subject to the completion of a Section 106	For / Against	

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Report A2			BOURNEMOUTH INTERNATIONAL HOTEL AND OCEAN PALACE RESTAURANT 6-10 PRIORY ROAD Outline submission for Erection of a 4/5/6 storey building comprising 57 flats, 9 holiday flats and a 464m2 restaurant with basement parking and access provisions	1. Mr John Soane - Bournemouth Civic Society speaking in objection to the application 2. Mr John Montgomery - Tanner and Tilley, speaking on behalf of the applicant's agent.	agreement and conditions as set out in the officers report and in accordance with the amendments in the update list published on 13.04.12 Note: The Planning Board welcomed a future briefing for Members prior to submitting the reserved matters application	5/5 Chairman's Casting vote: For 6/5 Councillor Baxter moved, The Chairman seconded	
Item 8 Report B	38	Public	ENECO PROPOSAL FOR TEMPORARY METEOROLOGICAL MAST IN POOLE BAY Temporary platform and a lattice structure tower supporting meteorological measurement equipment. Mast height 100m above sea level (AMSL). 5 year period	Mr Daniel Bates (Eneco) on behalf of the applicant	That an OBJECTION to the application should be submitted on the grounds that: <ul style="list-style-type: none"> Insufficient information had been provided to make a satisfactory judgement at this stage There would be an adverse affect on the environment due to the visual impact on views from Bournemouth and the associated adverse impact on tourism 	For / Against 10/0 The Chairman moved, Councillor Wilson seconded	Councillors Davies, Edward, Greene, Kelsey, Stanley-Watts, - personal interests - see clause 32 above
Item 11	39	Public	ANY OTHER BUSINESS - 9 PALFREY ROAD		It was agreed that the Planning Officer should write to the	For / Against	

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			Application for Certificate of Lawfulness for proposed siting of a mobile home.		Secretary of State on behalf of Planning Board regarding this apparent loophole in Permitted Development allowances (A copy to be sent to the Bournemouth MPs and Planning Board Members). That a copy of the associated appeal be circulated to the Planning Board.	11/0	

UPDATED
PLANNING BOARD - 16 APRIL 2012
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Schedule of Applications previously circulated to all Members of the Council to be dealt with as indicated

Below the address an abbreviation of the Ward appears in brackets

Below the application number the date of the application appears in brackets

Decisions of the Planning Board on Planning Applications on 16 April 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)		Town Planning Decision
01	101 Ensbury Park Road (WW)	Alterations and conversion of dwellinghouse into House in Multiple Occupation	7-2012-24885 (14/02/2012) Representations	R	<ol style="list-style-type: none"> 1. Existing high number of HMO uses to the area 2. Intensification of such a use by an unacceptable degree 3. Detrimental to the character and appearance of the locality 4. More intensive use and increased levels of activity 5. Adverse impact on residential amenity 6. Contrary to Policy 4.19 of the adopted District Wide Local Plan

Decisions of the Planning Board on Planning Applications on 16 April 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
02	Bournemouth International Hotel and Ocean Palace Restaurant 6-10 Priory Road (WC) (Conservation Area)	Outline submission for Erection of a 4/5/6 storey building comprising 57 flats, 9 holiday flats and a 464m2 restaurant with basement parking and access provisions	7-2012-5458-J (19/01/2012) Representations	<ol style="list-style-type: none"> 1. Subject to completion of S106 Agreement to secure financial contributions towards affordable housing; open space; heathlands mitigation; off site highway works; and SE Dorset Transport investment (subject to viability assessment if appropriate) then Grant: Development to be carried out in accordance with plans as listed 2. Prior Approval of Materials, Components and Architectural Detailing 3. Hours of use for general public use 4. On site working hours (inc demolition) restricted when implementing permission. 5. Method statement to be submitted to include operatives' car parking, noise reduction measures 6. Construction Methodology 7. Prior agreement of Local Planning Authority for certain construction operations 8. Landscaping - implementation 9. Soft Landscape plans 10. Landscape Management Plan 11. Prior agreement of hard and soft landscaping 12. Sound attenuation against internally generated noise 13. Sound proofing of dwellings 14. Surface Water Drainage 15. Fume Extraction (scheme to be submitted) 16. Energy efficiency/conservation scheme

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Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
				17. Water Efficiency
				18. Contaminated land
				19. Surface Water Drainage
				20. Access/ Parking/ Unloading
				21. Cycle parking
				22. Footway Crossing
				23. Visibility Splays
				24. Detailed layout of car park to be agreed
				25. Prior completion and making available of holiday flats and the proposed restaurant
				26. Maintenance of marketing register
				27. Holiday let restriction
				28. External appearance of the development shall be agreed
				29. Site stability details to be submitted
				30. Informative Note: No storage of materials on footway/highway
				31. Informative Note: Highway and Surface Water/Loose Material
				32. Informative Note: Work affecting public highway
				33. Informative Note: Surface Water Drainage
				34. Informative Note: Public footpath affected
				35. Informative Note: Section 278 Agreement

Decisions of the Planning Board on Planning Applications on 16 April 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)		Town Planning Decision
03	26 Sedgley Road (WE)	Change of use from C3 (Residential) to C4 (House of Multiple Occupation)	7-2012-24867 (26/01/2012)	R	<ol style="list-style-type: none"> 1. Existing high number of HMO uses to the area 2. Intensification of such a use by an unacceptable degree 3. Detrimental to the character and appearance of the locality 4. More intensive use and increased levels of activity 5. Adverse impact on residential amenity 6. Contrary to Policy 4.19 of the adopted District Wide Local Plan
04	Bournemouth Sands Hotel West Cliff Gardens (WC) (Conservation Area)	Alterations and single storey extension with roof terrace to Hotel	7-2012-1134-R (13/01/2012)	G	<ol style="list-style-type: none"> 1. Development to be carried out in accordance with plans as listed 2. Prior to use commencing construction of walls/railings 3. Prior Approval of Materials, Components and Architectural Detailing 4. No Permitted Development for painting of brickwork 5. Landscaping including tree planting 6. Management Plan for operation of terrace to be agreed (to include details of any heaters/parasols/provision of tables) 7. Hours of use confined to 8am - 9pm 8. No external music