

Planning Board, 20 August 2012

**PLANNING BOARD
20 August 2012**

PRESENT: Councillor David Kelsey - Chairman; Councillor Ron Whittaker - Vice-Chairman; Councillors Sue Anderson, Linda Bailey, Beryl Baxter, Malcolm Davies, Johann Edward, Lynda Price, Roger West and John Wilson.

APOLOGIES: Councillor Mike Greene

PRESENT UNDER PROCEDURE RULE 92:

Councillor Roger Marley - Ward member for Item 7, Minute number 73a
Councillor Christopher Wakefield - Ward Member for Item 7, Minute number 73b
Councillor Jane Kelly - Ward Member for Item 7, Minute number 73b
Councillor Michael Filer - Ward Member for Item 7, Minute number 73c
Councillor Eddie Coope - Ward Member for Item 7, Minute number 73e
Councillor Anniina Davie
Councillor Anne Filer

The meeting commenced at 4.00pm

The meeting adjourned at 6.30pm and reconvened at 6.35 pm

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>

or use the individual hyperlinks contained within this document

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/planappsrch.aspx>

70. DECLARATIONS OF INTEREST

Members declared the following interests -

Councillor Baxter - Item 7, Minute Number 73a - Disclosable non-pecuniary interest - As a governor of a North Bournemouth Learning and Achievement

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Federation School she took no part in the debate or vote and left the room when this item was considered.


Chairman - Item 7, Minute number 73c - For reasons of transparency advised that he had spoken with both the residents who object and developer for this application in the past but no information was given to either party and no decision was formed on the application.

Chairman - Item 7, Minute number 73d - For reasons of transparency advised that he had attended a meeting with the developers and officers but no information was provided and no decision was formed on the application.

The following pages are a record of decisions made by the Planning Board on 20 August 2012.

The meeting finished at 7.55pm.

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at 4.00pm on **Monday 24 September 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
 01202 454627
 claire.gray@bournemouth.gov.uk

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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 9 Report C	71	Public	LAND AT REAR OF HAZEL COURT - 119 BROADWAY LANE		REPORT NOTED	For / Against 10/0	
Item 5	72	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	Please refer to each application	
Item 7 Report A2 and Plans Update	73a	Public	Application No. 7-2012-2107-DM OAKMEAD COLLEGE OF TECHNOLOGY, DUCK LANE Erection of a two storey building for use as a LeAF Studio School, formation of new vehicular access and parking.	Deputations from Mr Ian Collier and Mrs Virginia Warwick, on behalf of local residents who object. Ward Councillor Roger Marley spoke on behalf of local residents	GRANT - Subject to the completion of a S106 agreement and in accordance with the recommendation set out in the Officer's report and the Update of 17/08/2012, subject to the an additional condition that all existing boundary screening on Ringwood Road be retained including trees, hedges and shrubs and subject to the following amendments to existing conditions as agreed by the Board: Condition 6 be amended to read "and permission obtained from the local planning authority" Condition 7 be amended to read "... provided prior to the first use of the development..."	For / Against 10/0 Cllr West moved, Cllr Davies seconded The Board requested that a memo be sent to the appropriate Cabinet Member to consider the transport issues raised including provision of an additional zebra crossing on Holloway Avenue and the use of the car park on the site.	Cllr Baxter - Disclosable interest. See clause 70 above

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					<p>Condition 10 be amended to read "... building prior to the first use of the development..."</p> <p>Condition 12 be amended to read "...guidance and submitted to and approval obtained from the local Planning Authority in ..." and "... retained and complied with thereafter"</p>		
<p>Item 7</p> <p>Report A1 and Plans Update</p>	73b	Public	<p>Application No: 7-2012-2439-S</p> <p>501-507 CHRISTCHURCH ROAD</p> <p>Erection of a 3/4 storey mixed use building comprising 37 residential units with associated parking bin/cycle stores and ground floor retail units - Revised Application</p>	<p>Deputation from Mr Ken Park, speaking on behalf of the applicant's agent Anders and Roberts Associates Ltd.</p> <p>Ward Councillor Christopher Wakefield spoke in support of the application and gave his reasons for call-in</p> <p>Councillor Anne Filer spoke in support of the application</p> <p>Councillor Jane Kelly spoke in support of the application</p>	<p>REFUSE - On the grounds of:</p> <ol style="list-style-type: none"> 1. Unsatisfactory level of residential car parking provision which would prejudice highway safety contrary to policies 4.19, 8.23 and 8.37 of the District Wide Local Plan and paragraph 64 of the National Planning Policy Framework. 2. Failure to make appropriate financial contributions towards open space and recreation facilities contrary to Policy 7.21 of the District Wide Local Plan, heathlands mitigation measures contrary to Policy 3.13 of the District Wide Local Plan and affordable housing contrary to policy AH1 of the 	<p>For / Against</p> <p>5/2</p> <p>The Chairman moved, Cllr Davies seconded</p> <p>Cllr Bailey asked to be recorded as voting against the decision to refuse.</p> <p>Cllr Baxter asked for it to be recorded that she supported an additional reason for refusal on the grounds of loss of existing building.</p> <p>An initial proposal</p>	

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					Affordable Housing Development Plan Document.	to grant the application was moved by Cllr Edwards and seconded by Cllr Anderson. The move was lost by 6 votes to 4.	
Item 7 Report A4	73c	Public	Application No. 7-2012-9130-K 16 ST. SWITHUN'S ROAD SOUTH Erection of a cycle store and erection of fence for partial sub-division of amenity area - Existing unauthorised.	Deputation from Mr Ken Park, speaking on behalf of the applicant's agent Anders and Roberts Associates Ltd. Ward Councillor Michael Filer spoke on his reasons for call-in	GRANT - in accordance with the recommendation set out in the Officer's report.	For / Against 10/0 The Chairman moved, Cllr Baxter seconded	The Chairman - See clause 70 above
Item 7 Report A3 and Plans Update	73d	Public	Application No. 7-2012-12021-B PUBLIC CAR PARK, MADEIRA ROAD WEST Erection of a six storey 400 space public multi-storey car park and the erection of three 4/5/6 storey student accommodation buildings (comprising 378 student bedrooms arranged in cluster flats and studios)	Deputations from Mr Peter Lamb, speaking on behalf of Terrance O'Rourke the applicants agent and Mr Jackson a local resident speaking in objection to the loss of trees from the southern boundary.	GRANT - Subject to the completion of a S106 agreement and in accordance with the recommendation set out in the Officer's report and the Update of 17/08/2012, subject to the following amendments: Condition 7, 12, 13 and 24 - The wording added "and written approval obtained from the Local Planning Authority" Condition 10 - The wording	For / Against 10/0 Cllr West moved, Cllr Edwards seconded Note: Planning Board recommended that the Planning Agenda Group be consulted on Conditions 19 and	The Chairman - See clause 70 above

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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
			together with landscaping and associated works.		added "prior to the commencement of first use" Condition 23 - The Wording added "Daytime - 0700 - 2300 ... Night-time 2300 - 0700" Condition 26 - The wording added "Unless otherwise agreed in writing with the Local Planning Authority"	20 for the full details of Soft Landscaping Works and a Landscape Maintenance Plan.	
Item 7 Report A5 and Plans Update	73e	Public	Application No. 7-2012-10298-L 13-15 SEAFIELD ROAD Erection of a 1/3 storey building with basement and extension to existing bungalows to form a 38 bed care home, formation of roof terrace, new vehicular access and parking spaces - Revised application.	Deputations from Mr Stanford, a local resident speaking in objection, Ms Hart speaking on behalf of the applicant and Ms Judith Geddes, speaking as Executive Director for Adult and Community Services on the need for care home provision in the borough.	REFUSE - in accordance with the recommendation set out in the Officer's report and the Update of 17/08/2012, and subject to the following additional reason: Contrary to paragraphs 58, 60 and 64 of the National Planning Policy Framework.	For / Against 10/0 Cllr Davies moved, Cllr West seconded	
Item 8 Report B	74	Public	TOWN PLANNING APPEALS		REPORT NOTED	For / Against 10/0	

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Item 4	75	Public	SIGNING OF MINUTES		The minutes of the meeting held on 18 June 2012 were agreed for signing by the Chairman.	For / Against 10/0	

UPDATED
PLANNING BOARD - 20 AUGUST 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 20 August 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
01	501-507 Christchurch Road (BW) (Conservation Area)	Erection of a 3/4 storey mixed use building comprising 37 residential units with associated parking, bin/cycle stores and ground floor retail units - Revised application	7-2012-2439-S R (23/05/2012) Representations	1. Highways 2. Contrary to policies 3.13, 4.19, 7.21, 8.23 and 8.37 of District Wide Local Plan 3. Contrary to paragraph 64 of the National Planning Policy Framework

Decisions of the Planning Board on Planning Applications on 20 August 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
02	Oakmead College of Technology Duck Lane (KS)	Erection of a two storey building for the use as a LeAF Studio School, formation of new vehicular access and parking	7-2012-2107-DM (14/05/2012) Representations	<ol style="list-style-type: none"> 1. Subject to completion of a S106 Agreement to secure financial contributions towards transport investment and, if appropriate following consultation, towards implementation of Traffic Regulation Orders to prevent local car parking by students attending the college then Grant: Development to be carried out in accordance with plans as listed 2. On site working hours (inc demolition) restricted when implementing permission. 3. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials 4. Siting & floor levels to be agreed 5. Prior Approval of Materials 6. Access/Turning/ Parking 7. Pedestrian Inter-visibility Splays 8. Off-Site Works a Pre-Requisite of Development 9. Cycle stores to be erected prior to use commencing 10. Cycle lockers 11. Provision of a Refuse Management Plan 12. School Travel Plan 13. College Capacity 14. Implementation of the approved Arboricultural Method Statement 15. Soft Landscaping - larger developments 16. Landscape Maintenance

Decisions of the Planning Board on Planning Applications on 20 August 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
				17. Surface Water Drainage (SUDS Implementation)
				18. Ecological mitigation measures
				19. Retention of existing boundary vegetation and trees
				20. Informative Note: Highway and Surface Water/Loose Material
				21. Informative Note: Work affecting public highway
				22. Informative Note: Re-siting of a lamp column

Decisions of the Planning Board on Planning Applications on 20 August 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
03	Public Car Park, Madeira Road West (CE)	Erection of a six storey 400 space public multi-storey car park and the erection of three 4/5/6 storey student accommodation buildings (comprising 378 student bedrooms arranged in cluster flats and studios) together with landscaping and associated works	7-2012-12021-B (30/05/2012) Representations	<ol style="list-style-type: none"> 1. Subject to completion of a Unilateral Undertaking to secure financial contributions towards open space/recreation provision; transport infrastructure; off-site improvements if required following walking audit; costs of Traffic Orders; works and reinstatement necessary for the development on the public highway including diversions and protection to statutory undertakers' plant then Grant: Development to be carried out in accordance with plans as listed 2. On site working hours restricted when implementing permission. 3. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials 4. No permitted development for telecommunications equipment 5. Prior Approval of Materials 6. No external pipework on elevations 7. Access/Turning/ Parking/Unloading 8. Footway Crossing 9. Pedestrian Inter-visibility Splays 10. Provision of Refuse Bin Store 11. Cycle store to be erected prior to occupation 12. Welcome pack 13. Travel plan 14. Walking audit

Decisions of the Planning Board on Planning Applications on 20 August 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
				15. Highway improvements
				16. Provision of CCTV
				17. Implementation of the approved Arboricultural Method Statement
				18. Hard Landscaping - larger developments
				19. Soft Landscaping - larger developments
				20. Landscape Maintenance
				21. Boundary /Subdivision Treatment (Location & Type to be approved)
				22. Surface Water Drainage (SUDS Implementation)
				23. Noise insulation and ventilation
				24. Noise management plan
				25. Details of Combined Heat and Power Plant
				26. Phasing of development
				27. S278 works
				28. Informative Note: No storage of materials on footway/highway
				29. Informative Note: Highway and Surface Water/Loose Material
				30. Informative Note: Work affecting public highway

Decisions of the Planning Board on Planning Applications on 20 August 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
04	16 St Swithun's Road South (EC) (Conservation Area)	Erection of a cycle store and erection of fence for partial sub-division of amenity area - Existing unauthorised structures	7-2012-9130-K (11/06/2012) Representations	G 1. Development to be carried out in accordance with plans as listed 2. Mitigation Works
05	13-15 Seafield Road (ES)	Erection of a 1/3 storey building with basement and extension to existing bungalows to form a 38 bed care home, formation of roof terrace, new vehicular access and parking spaces - Revised application	7-2012-10298-L (11/06/2012) Representations	R 1. Unacceptable bulk and scale of building 2. Overdevelopment 3. Out of character 4. Inappropriate design and layout 5. Visual and residential amenities 6. Contrary to policies 4.19, 6.12, 8.14 and 8.37 of the District Wide Local Plan