

Planning Board Agenda

Monday 19 November 2012 at 4.00pm

HMS Phoebe Committee Room, Town Hall, Bournemouth

Membership:

Councillor David Kelsey - Chairman
Councillor Sue Anderson
Councillor Beryl Baxter
Councillor Johann Edward
Councillor Lynda Price
Councillor John Wilson

Councillor Ron Whittaker - Vice-Chair
Councillor Linda Bailey
Councillor Malcolm Davies
Councillor Mike Greene
Councillor Roger West

For further information please contact: Jill Holyoake, Democratic Services Officer, Legal and Democratic. Tel: 01202 454715. E-Mail: jill.holyoake@bournemouth.gov.uk

For electronic copies of agenda, minutes and reports visit the Council's web site:

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

Notes for Members of the Planning Board:

1. Members are asked to bring their copy of the Bournemouth District Wide Local Plan to the meeting for reference purposes.
2. As previously agreed by the Planning Board it would be most helpful if Members could inform the relevant officer in advance should they have particular questions - especially of a 'technical' nature - relating to items on the agenda

Public information:

Request to speak - 'Deputation':

Members of the public may send a request for a deputation in relation to items on this agenda. The request must be sent in writing or electronic mail to Jill Holyoake at the address shown above. The deadline for receiving deputation requests is **FRIDAY 16 NOVEMBER 2012 at 10:00am.**

Members of the Public and any Councillor are welcome to attend this meeting.

A loop system for hearing impairment is provided, together with disabled access to the building.

If Councillors and visitors wish to attend meetings and have particular needs they should inform the Council before arriving at the meeting.

ITEMS FOR DISCUSSION WITH THE PRESS AND PUBLIC PRESENT

1. APOLOGIES

2. SUBSTITUTE MEMBERS

The Service Director for Legal and Democratic will report on any changes in the membership of the Board, under Procedure Rule 89.

3. DECLARATIONS OF INTEREST

Members will be asked to declare any interests in matters before them at the meeting. Members will also be asked to state fully the nature of the interest, which will be recorded in the record of decisions.

4. SIGNING OF MINUTES

The minutes of the meeting held on 24 September 2012 will be available for the Chairman to sign.

- CONSIDERATION OF PLANNING APPLICATIONS -

FOR INFORMATION ON THE ORDER AND TIMING OF PLANNING APPLICATIONS PLEASE CONTACT DEMOCRATIC SERVICES

5. REQUESTS FOR DEPUTATIONS ON PLANNING APPLICATIONS

To receive any requests to speak on planning applications which have been received by the deadline of 10.00 am on Friday 16 November 2012, under Procedure Rule 37c.

6. REPRESENTATIONS RECEIVED ON PLANNING APPLICATIONS

To receive an update on any representations received on planning applications before Members for consideration.

7. SCHEDULE OF PLANNING APPLICATIONS

To consider the Schedule of Planning Applications dated 9 November 2012 and previously circulated, and the update by the Service Director for Planning and Transport to be circulated on 16 November 2012.

See planning application reports circulated at 'B1 - B8'.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants original and detail, in some cases, may be difficult to read. The submitted drawings can be viewed on the application file at the planning office or on-line at -

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

8. TOWN PLANNING APPEALS

See report circulated at 'C'.

9. PLANNING APPLICATION DECISION PERFORMANCE

See report circulated at 'D'.

10. PLANNING SUMMER SCHOOL - LIVERPOOL 2012

To receive feedback from Councillor Beryl Baxter and the Vice Chairman on the Planning Summer School held in Liverpool on 14 - 17 September 2012.

11. ANY OTHER BUSINESS OF WHICH PRIOR NOTICE HAS BEEN RECEIVED AND BY REASON OF SPECIAL CIRCUMSTANCES, WHICH SHALL BE SPECIFIED IN THE MINUTES, THE CHAIR IS OF THE OPINION THAT THE ITEMS SHOULD BE CONSIDERED AS A MATTER OF URGENCY.

On making recommendations on those matters before the Planning Board at this meeting, consideration has been given to the rights set out in Article 8 - rights to privacy - and Article 1 of the first protocol - right to peaceful enjoyment of possessions - of the European Convention on Human Rights, as detailed below:-

ARTICLE 8: RIGHT TO RESPECT FOR PRIVATE AND FAMILY LIFE

1. Everyone has the right to respect for his private and family life, his home and his correspondence.
2. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others

POINTS FOR THE PLANNING BOARD TO CONSIDER WHEN DECIDING WHETHER TO VISIT A SITE BEFORE DETERMINING A PLANNING APPLICATION

1. Site visits can cause delay and additional costs and should only be used where the expected benefit is substantial.
2. Many Councils allow site visits to be triggered by a request from the Ward Councillor. It is acknowledged that this is a proper part of the representative role of the member, and should sometimes be acceded to, but the substantial benefit test should still apply. It is also good practice to keep a record of the reasons why a site visit is called.
3. A site visit is only likely to be necessary if:
 - a. the impact of the proposed development is difficult to visualise from the plans and any supporting material, including photographs taken by the officers - although if that is the case, additional illustrative material should have been requested in advance; or
 - b. there is good reason why the comments of the applicant and objectors cannot be properly appreciated without visiting the site, or the proposal is particularly contentious.

BOROUGH OF BOURNEMOUTH PLANNING BOARD

A

To: All Members of the Council

SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Please find attached the list of Planning Applications for consideration at the Planning Board Meeting to be held on **Monday 19th November 2012 at 4.00pm.**

This is a complete list of applications and members of the Planning Board are asked to bring it to the above meeting. This Schedule is circulated to all Members of the Council prior to the meeting and indicates the recommendation of the Director of Planning and Transport Services for the applications that are to be considered for determination at the Board meeting.

Any observations on the recommendations of the Director of Planning & Transport Services should be sent to the Director of Law & Corporate Governance by 10am on Monday 19th November 2012 in order that they may be considered by the Planning Board on that day.

PLEASE NOTE:

- Full details of the recommendation including detailed conditions or refusal reasons can be found in the Planning Board Report for each application circulated with the Agenda.
- Representations received on the applications included on this Schedule are available in the Members' Resource Room prior to the meetings of the Planning Board.
- All representations and application details may be viewed in Planning & Transport until 1.00pm on Board day.
- The Amendment Sheet which is circulated on the Friday prior to each meeting of the Board will contain updated and additional information in respect of this Schedule and the Planning Board Reports for the applications listed.

Key to recommendation abbreviation:

G Grant
R Refuse
SD Split Decision

Received date is the date on which the planning application was registered as a valid application.

Expiry date is target date for despatch of Decision. Where an application is determined by this date, the performance targets set by central government will have been met.

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Item	Application Recd & Expir	Ward	Location	Proposal	Recommendation
01	7-2012-19662-A 29/08/2012 23/10/2012	ES	4 Baring Road	Erection of a replacement greenhouse - existing unauthorised	G
02	7-2012-25066 11/10/2012 05/12/2012	ES	62 Danesbury Avenue	Alterations and change of use from MOT Testing Station to Private Garage	G
03	7-2012-3273-M 05/10/2012 29/11/2012	CE	Taylor's House 12-14 Dean Park Crescent	Erection of various illuminated and non illuminated signs and flags	G
04	7-2012-9955-G 11/09/2012 05/11/2012	EC	Yenton Hotel 5-7 Gervis Road and Earls Court 9 Gervis Road.	Prune one Sweet Chestnut, two Holm Oaks, one Beech and one Sycamore to remove low overhanging branches and reduce lateral branches (Earls Court). Crown lift one Turkey Oak (Yenton Hotel).	G
05	7-2012-11807-I 12/10/2012 06/12/2012	CE	2 and Restharrow (3-4) Lansdowne Gardens	Application under TPO for crown lifting to one Horse Chestnut, one Copper Beech & one Sycamore at no.2 and crown reduction to one Norway Maple at Restharrow Notification of Proposed Work in the Dean Park Conservation Area for crown lifting to one Ash at no.2	G
06	7-2012-5466-K 14/08/2012 12/11/2012	BW	35-39 Palmerston Road	Erection of 2/3/4 storey blocks to form 21 flats, a shop (A1) and office (B1) with associated car club, cycle storage, parking, communal gym and utility room.	R

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Item	Application Recd & Expir	Ward	Location	Proposal	Recommendation
07	7-2012-5390-E 06/07/2012 30/08/2012	WS	9 Southbourne Overcliff Drive	Erection of a 3/4 storey block of 5 residential flats and 2 holiday flats, modification to existing access and formation of parking spaces	G
08	7-2012-24467-B 12/09/2012 06/11/2012	WC	14 Westbourne Arcade	Change of use of shop (Class A1) to shop/cafe (ClassA1/A3)	G

