

Planning Board, 19 November 2012

**PLANNING BOARD
19 November 2012**

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

PRESENT UNDER PROCEDURE RULE 92:

Councillor Chris Wakefield- Ward Member for Item 7, Minute number 101a;
Councillor Chris Mayne - Ward Member for Item 7, Minute number 101b;
Councillor Barry Goldbart and Rae Stollard - Ward Members for Item 7, Minute number 101c;

The meeting commenced at 4.00pm

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 at appendix 2 on Page G15 of 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>

97. APOLOGIES AND SUBSTITUTE MEMBERS

Apologies were received from Councillors Mike Greene, Lynda Price and Roger West.

98. DECLARATIONS OF INTEREST

- Planning application for 9 Southbourne Overcliff Drive

Councillors Sue Anderson and Malcolm Davies reported that they had decided not to speak or vote as they knew the objector giving a deputation in a professional capacity through their work at the local constituency office. They left the meeting room when the item was considered.

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The Chairman reported that all Conservative Group Members knew the objector giving a deputation in a professional capacity.

Councillor Beryl Baxter reported that she had met the objector giving a deputation while undertaking recent duties on behalf of the Mayor.

- Planning application for Taylors House, 12-14 Dean Park Crescent

Councillor Johann Edward declared a disclosable pecuniary interest as a director of the company responsible for refurbishing / renting out the property. He did not speak or vote and left the meeting room when the item was considered.

99. CONFIRMATION OF MINUTES


The minutes of the meeting held on 24 September 2012 were confirmed as a true and accurate record.

The following pages are a record of decisions made by the Planning Board on 19 November 2012.

Councillor Edward arrived at 5.13pm

The meeting finished at 6.40pm.

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at 4.00pm on Monday 17 December 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: Jill Holyoake, Democratic Services Officer
01202 454715
 jill.holyoake@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	Disclosable pecuniary interests made by decision makers, if any
Item 5	100	Public	REQUESTS FOR DEPUTATIONS ON PLANNING APPLICATIONS		The deputations on planning applications were received under Procedure Rule 37(c) and taken into account when applications considered.	Please refer to each application.	
Item 7 Report B6	101a	Public	Application No. 7-2012-5466-K 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.	Deputations from - 1) Penny King, applicant's agent, 2) Roger Hurt, applicant, and Christopher Pegg, member of public in support, 3) Paul Tarrant, on behalf of local residents who object Ward Councillor Chris Wakefield spoke in support of the application.	GRANT contrary to the officer's recommendation to refuse the application - SEE APPENDIX 1 ON PAGE G14 OF THESE MINUTES FOR FULL LIST OF CONDITIONS. NOTE - Details of Section 106 requirements and Conditions to be delegated to Officers in consultation with Chairman and vice-Chairman.	For / Against 6/0 Cllr Bailey moved, Vice-Chairman seconded. Cllr Baxter abstained from voting. Cllr Edward did not take any part as he did not arrive in time to hear the deputations.	

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Item 7 Report B7	101b	Public	Application No. 7-2012-5390-E 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.	Deputations from - 1) Steve Parselle, local resident objecting, 2) Trudi Levine, applicant's agent. Ward Councillor Chris Mayne spoke in objection to the application.	GRANT in accordance with the recommendations set out in the Officer's report, and in accordance with the amendments as set out in the Plans Update, and with additional wording to the details of conditions 3,12 and 13, as set out in full in the Decision Notice.	For / Against 5/0 Cllr Baxter moved, Cllr Edward seconded. Cllr Anderson and Davies did not speak or vote and left the meeting room for this item. Cllr Wilson abstained from voting.	See minute number 98
Item 7 Report B8	101c	Public	Application No. 7-2012-24467-B 14 WESTBOURNE ARCADE Change Of Use Of Shop (Class A1) To Shop / Café (Class A1/A3)	Deputations from - 1) Suzy Brazier, local trader objecting, 2) Gordon Alder, member of the public objecting, 3) Paul Whitehouse, the applicant, and Tony Ramsden, the applicant's agent. Ward Councillor Barry Goldbart spoke in	GRANT in accordance with the recommendations set out in the Officer's report, and in accordance with the amendments set out in the Plans Update, with the following amendments requested by the Board - Condition 2 - Hours of use - amend closing time from 1800 hours to 2100 hours; Condition 3 - Mixed use - amend % split to 70% A1	For / Against 8/0 Cllr Baxter moved, Chairman seconded.	

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				support of the application.	(retail) and 30% A3 (café/restaurant).		
Item 7 Report B4	101d	Public	Application No. 7-2012-9955-G 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).	Deputation from Sharon Lawrence, local resident who objects.	GRANT in accordance with the recommendation set out in the officer's report.	For / Against 7/0 Chairman moved, Vice-Chairman seconded Cllr Bailey abstained from voting.	
Item 7 Report B1	101e	Public	Application No. 7-2012-19662-A 4 BARING ROAD Erection of a replacement greenhouse - existing unauthorised.	There were none.	GRANT in accordance with the recommendation set out in the Officer's report.	For / Against 8/0 Vice-Chairman moved, Cllr Davies seconded.	
Item 7 Report B2	101f	Public	Application No. 7-2012-25066 62 DANESBURY AVENUE Alterations and change of use from MOT testing station to	There were none.	GRANT in accordance with the recommendation set out in the Officer's report.	For / Against 8/0 Cllr Baxter moved, Vice-Chairman	

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			private garage.			seconded	
Item 7 Report B3	101g	Public	Application No. 7-2012-3273-M TAYLORS HOUSE, 12-14 DEAN PARK CRESCENT Erection of various illuminated and non illuminated signs and flags.	There were none.	GRANT in accordance with the recommendation set out in the Officer's report.	For / Against 7/0 Vice-Chairman moved, Chairman seconded Cllr Edward did not speak or vote and left the meeting room for this item.	Cllr Edward - disclosable pecuniary interest - see minute number 98.
Item 7 Report B5	101h	Public	Application No. 7-2012-11807-1 2 and RESTHARROW 3 - 4 LANSDOWNE GARDENS 1) Application under TPO for crown lifting to one Horse Chestnut, one Copper Beech and one Sycamore at no.2 and crown reduction to one Norway Maple at Restharrow 2) Notification of proposed work in the Dean Park Conservation Area for crown lifting to one Ash at no.2	There were none.	GRANT in accordance with the recommendation set out in the officer's report.	For / Against 8/0 Vice-Chairman moved/ Davies seconded	

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Item 8 Report C	102	Public	TOWN PLANNING APPEALS		REPORT NOTED	For / Against 8/0	
Item 9 Report D	103	Public	PLANNING APPLICATION DECISION PERFORMANCE - MONTHLY UPDATE		REPORT NOTED	For / Against 8/0	
Item 10	104	Public	FEEDBACK FROM PLANNING SUMMER SCHOOL Councillor Beryl Baxter and the Vice Chairman gave detailed reports on the sessions which they attended and the main learning points from this year's Planning Summer School at Liverpool Hope University between 14 - 17 September.		UPDATE NOTED		
Item 11 Any other business	105	Public	MR GEOFF TURNBULL, ENGINEERING SERVICES MANAGER The Chairman reported that he would be writing to Mr Geoff Turnbull to pass on the Board's sincere best wishes to him at this time.		NOTED		

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Appendix 1

Minute number 101a - Application No. 7-2012-5466-K - 35 - 39 PALMERSTON ROAD - List of conditions attached to the grant of planning permission:

Grant with conditions subject to a legal agreement for the following contributions:

- Open Space: £5,747.76
- Heathlands: £17,136.00
- Car Club Provision - A Section 106 Agreement is required for the Car Club. It will address how the car club will be set up, operated, managed and maintained and what mechanism would be put in place if the on-site car club could no longer be operated on site.
- Affordable Housing - Applicant to undertake viability assessment with District Valuer

1. Development to be carried out in accordance with plans as listed
2. On site working hours (including demolition) restricted when implementing permission.
3. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials
4. Prior Approval of Materials
5. Windows in East Elevation serving living/ kitchen to flats 8 and 15 at first floor and flats 9 and 16 at second floor to be glazed with Obscure Glass
6. No external pipework on elevations
7. Hard Landscaping - residential infill
8. Soft Landscaping - residential infill
9. Landscape Maintenance
10. Boundary /Subdivision Treatment (Location & Type to be approved)
11. Access/Turning/ Parking
12. Pedestrian Inter-visibility Splays
13. Cycle Store for Flats
14. Provision of Refuse Bin Store
15. Provision of car club
16. Drainage of hard surface areas
17. INFORMATIVE NOTE: Design & access to refuse bin store
18. INFORMATIVE NOTE: no storage of any equipment, machinery or materials on the footway/highway
19. INFORMATIVE NOTE: no surface water or loose material drains/spills directly from the site onto the highway
20. INFORMATIVE NOTE: Dropped kerb

UPDATED
PLANNING BOARD - 19 NOVEMBER 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 19 November 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
01	4 Baring Road (ES)	Erection of a replacement greenhouse - existing unauthorised	7-2012-19662-A (29/08/2012)	G 1. Development to be carried out in accordance with plans as listed
02	62 Danesbury Avenue (ES)	Alterations and change of use from MOT Testing Station to Private Garage	7-2012-25066 (11/10/2012)	G 1. Development to be carried out in accordance with plans as listed 2. Materials to Match 3. Informative Note: No storage of materials on footway/highway 4. Informative Note: Contaminated Land
03	Taylor House 12-14 Dean Park Crescent (CE)	Erection of various illuminated and non illuminated signs and flags	7-2012-3273-M (05/10/2012)	G 1. Development to be carried out in accordance with plans as listed 2. Level of Illumination Limited

Decisions of the Planning Board on Planning Applications on 19 November 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
04	Yenton Hotel 5-7 Gervis Road and Earls Court 9 Gervis Road. (EC) (Conservation Area)	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).	7-2012-9955-G (11/09/2012) Representations	G 1. Prior Notification of Tree Work 2. All Work to BS 3998; 2010
05	2 and Restharrow (3-4) Lansdowne Gardens (CE)	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	7-2012-11807-I (12/10/2012)	G 1. Prior Notification of Tree Work 2. All Work to BS 3998; 2010 3. Informative Note: No objection to pruning to T2 (Cons Area)

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Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
06	35-39 Palmerston Road (BW)	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.	7-2012-5466-K (14/08/2012) Representations	<p>1. Subject to completion of a S106 Agreement to secure financial contributions towards open space/recreation provision, heathlands mitigation, affordable housing (subject to viability assessment with District Valuer), and car club provision then Grant:</p> <p>Development to be carried out in accordance with plans as listed</p> <p>2. On site working hours (inc demolition) restricted when implementing permission.</p> <p>3. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials</p> <p>4. Prior Approval of Materials (Bricks & Tiles)</p> <p>5. Windows in East elevation serving living/kitchen to flats 8 and 15 at first floor and flats 9 and 16 at second floor to be glazed with obscure glass</p> <p>6. No external pipework</p> <p>7. Hard Landscaping residential infill</p> <p>8. Soft Landscaping - residential infill</p> <p>9. Landscape maintenance</p> <p>10. Boundary /Subdivision Treatment (Location & Type to be approved)</p> <p>11. Access/turning/parking</p> <p>12. Pedestrian Inter-visibility Splays</p> <p>13. Cycle store for flats</p>

Decisions of the Planning Board on Planning Applications on 19 November 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
				14. Provision of refuse bin store
				15. Provision of car club
				16. Drainage Hard surfaced areas
				17. Informative Note: Design and access to refuse bin store
				18. Informative Note: No storage of any equipment, machinery or materials on footway/highway
				19. Informative Note: No surface water or loose material drains/spills directly from the site onto the highway
				20. Informative Note: dropped kerb

Decisions of the Planning Board on Planning Applications on 19 November 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
07	9 Southbourne Overcliff Drive (WS)	Erection of a 3/4 storey block of 5 residential flats and 2 holiday flats, modification to existing access and formation of parking spaces	7-2012-5390-E (06/07/2012) Representations	<p>1. Defer for completion of S106 Agreement to secure contributions towards open space/recreation provision, heathlands mitigation and SE Dorset Transport investment then Grant:</p> <p>Development to be carried out in accordance with plans as listed</p> <p>2. On site working hours (inc demolition) restricted when implementing permission.</p> <p>3. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials</p> <p>4. Prior Approval of Materials</p> <p>5. Windows in Elevation to be Glazed with Obscure Glass</p> <p>6. Windows on Elevation to be High Level Type</p> <p>7. No external pipework on elevations</p> <p>8. Hard Landscaping residential infill</p> <p>9. Hard Landscaping residential infill</p> <p>10. Soft Landscaping - residential infill</p> <p>11. Landscape Maintenance</p> <p>12. Boundary /Subdivision Treatment (Location & Type to be approved)</p> <p>13. Access/Turning/ Parking</p> <p>14. Pedestrian Inter-visibility Splays</p> <p>15. Cycle Store for Flats</p> <p>16. Provision of Refuse Bin Store</p>

Decisions of the Planning Board on Planning Applications on 19 November 2012

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
08	14 Westbourne Arcade (WC) (Conservation Area)	Change of use of shop (Class A1) to shop/cafe (ClassA1/A3)	7-2012-24467-B G (12/09/2012) Representations	<p>17. No occupation until holiday flats completed</p> <p>18. Holiday flats only</p> <p>19. Marketing details of holiday flats</p> <p>20. Informative Note: Design and access to refuse bin store to be agreed with Cleansing & Waste</p> <p>21. Informative Note: No storage of materials on footway/highway</p> <p>22. Informative Note: Highway and Surface Water/Loose Material</p> <p>23. Informative Note: dropped kerb</p> <p>1. Development to be carried out in accordance with plans as listed</p> <p>2. Hours of Use (Restaurants etc) 08.00 hours to 21.00 hours</p> <p>3. Extraction/no cooking of hot foods</p> <p>4. Mixed use: 70-% to be retail A1 and 30% to be A3 use</p> <p>5. Informative Note: Listed Building consent</p>