

**PLANNING BOARD  
23 September 2013**

**PRESENT:** Councillor David Kelsey - Chairman; Councillor Ron Whittaker - Vice Chairman; Councillors Linda Bailey, Johann Edward, Ben Grower, Philip Stanley-Watts, Roger West and John Wilson.

**ALSO PRESENT:**

For item 8, minute number 93 - Councillor Derek Borthwick

For item 8, minute number 95 - Councillor Bob Chapman

**Note:** 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:

The meeting commenced at 4.00pm

**88. APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Councillors Sue Anderson, Beryl Baxter, Malcolm Davies, and Lynda Price. Councillor Ben Grower was substituting for Councillor Baxter at this meeting.

Apologies were also received from Councillor Anne Rey, who had been due to speak as Ward Member for Item 8, minute number 93, but was not well enough to attend the meeting.

**89. DECLARATIONS OF INTEREST**

Item 9, minute number 97 - Navitus Bay Wind Park

In accordance with previous declarations made on the Wind Park the Chairman and Councillor Johann Edward stated that depending on where the Wind Park was sited it may be possible to view it from their properties.

## Planning Board, 23 September 2013

Councillor Linda Bailey arrived at 4.05pm

The meeting finished at 6.02pm.

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at **4.00pm on Monday 21 October 2013**. 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 and Overview & Scrutiny Officer  
☎ 01202 454715  
✉ [jill.holyoake@bournemouth.gov.uk](mailto:jill.holyoake@bournemouth.gov.uk)

The following pages are a record of decisions made by the Planning Board on 23 September 2013.

## Planning Board, 23 September 2013

Agenda Item and Report No	Minute No	Report 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 1	90	Non Public	<p>ENFORCEMENT ACTION PROGRESS REPORT</p> <p>The Principal Appeals and Enforcement Officer responded to questions on his report. He also provided a further update on matters as of 23 September.</p>		Noted	<p>For / Against</p> <p>7/0</p> <p>Note: Councillor Grower asked for his thanks to be conveyed to Patrick Clarke, Landscape &amp; Arboricultural Officer, for the manner in which he dealt with a matter relating to Oakmead College.</p>	None
Item 2	91	Non Public	<p>CLIFF END HOTEL</p> <p>The Senior Solicitor provided an update on various matters relating to this site since last reported to Planning Board in February 2013.</p>		Noted	<p>For / Against</p> <p>8/0</p>	None
Item 6	92	Public	<p>CONFIRMATION OF MINUTES</p>		That the minutes of the meetings held on 22 July and 19 August 2013 be agreed.	<p>For / Against</p> <p>8/0</p>	None

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Agenda Item and Report No	Minute No	Report 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 8 <a href="#">Report B3</a>	93	Public	ADJ 40 GRANBY ROAD  7-2013-9279-C  Erection of a dwelling house and formation of vehicular access and parking space	Deputation objecting:  Bill Parnaby, local resident  Deputation in support:  Peter Sorge, the applicant  Ward Councillor -  Councillor Derek Borthwick spoke on behalf of local objectors	<b>GRANT</b> - Subject to a legal agreement for contributions and in accordance with the conditions set out in the planning officer's <a href="#">report</a> and with the following additional conditions agreed by the Board -  <ul style="list-style-type: none"> <li>• No permitted development for extensions</li> <li>• No permitted development for windows or dormer windows</li> </ul>	For / Against  6/0  Councillor West moved, Councillor Bailey seconded  The Vice Chairman and Councillor Stanley-Watts did not vote	None
Item 8 <a href="#">Report B5</a>	94	Public	BERRY HILL PURIFICATION WORKS  7-2012-8620-L  New access road - including bridge over	Deputations in support -  Stuart Lewis, representing the applicant, Wessex Water	<b>GRANT</b> - Subject to a legal agreement for contributions and in accordance with the conditions set out in the planning officer's <a href="#">report</a> and the revised	For / Against  8/0  Vice Chairman moved, Councillor West seconded	None

Planning Board, 23 September 2013

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			River Stour - to Berry Hill Sludge Treatment Centre		condition 'Traffic Management Plan' set out in the <a href="#">Plans Update</a>		
Item 8 <a href="#">Report B4</a>	95	Public	51 - 65 HOLDENHURST ROAD  7-2013-4269-AC  Erection of a 16 storey building comprising academic/office space - Use Classes B1/D1 - together with student accommodation units - 348 standard rooms in clusters and 44 studio rooms - and ancillary canteen and support services, formation of new access, car and cycle parking	Deputations in support -  Paul Gillespie, on behalf of the developer, Watkin Jones, and Jim Andrews, Bournemouth University  Ward Councillor -  Councillor Bob Chapman spoke in support of the application	<b>GRANT</b> - Subject to a legal agreement for contributions and in accordance with the conditions set out in the planning officer's report and the amended conditions set out in the <a href="#">Plans Update</a>	For / Against  7/0  The Chairman moved, Councillor Stanley-Watts seconded  Councillor West did not vote.	None

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Item 8 <a href="#">Report B1</a>	96	Public	1 ALUMHURST ROAD  7-2013-1556-O  Erection of an externally illuminated wall mounted sign		<b>GRANT</b> - in accordance with the conditions set out in the planning officer's <a href="#">report</a>	For / Against  8/0  Councillor West moved, Councillor Stanley-Watts seconded	None
Item 9 <a href="#">Report C</a>	97	Public	PRE APPLICATION CONSULTATION ON THE NAVITUS BAY WIND PARK  Information report on the latest phase of consultation on the environmental assessment process.  The Board was advised that a report on this matter would be considered by the Cabinet on 16 October 2013.		Information report noted  In order to meet the timescales of the consultation and the Cabinet meeting Members agreed to delegate authority to the Planning Board agenda group to submit any views on the Cabinet report to the Cabinet on 16 October. All Members of the Board would be invited to attend and contribute to the agenda group meeting on 14	For / Against  8/0	The Chairman and Councillor Edward - 'personal interest' - see minute number 89

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					October at 4.00pm.		
Item 10 <a href="#">Report D</a>	98	Public	TOWN PLANNING APPEALS  Monthly update		Noted	For / Against  8/0	None
Item 11 <a href="#">Report E</a>	99	Public	PLANNING APPLICATION DECISION PERFORMANCE  Monthly update		Noted	For / Against  8/0	None

**UPDATED**  
**PLANNING BOARD - 23 SEPTEMBER 2013**  
**SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

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

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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 23 September 2013**

<b>Item No.</b>	<b>Address (Ward)</b>	<b>Description</b>	<b>Application No. (Date of App)</b>	<b>Town Planning Decision</b>
01	1 Alumhurst Road (WC) (Conservation Area)	Erection of an externally illuminated wall mounted sign	7-2013-1556-O (04/07/2013) Representations	G 1. Development to be carried out in accordance with plans as listed 2. Informative Note: Removal of existing unauthorised sign Time Limit for Implementation

Decisions of the Planning Board on Planning Applications on 23 September 2013

<b>Item No.</b>	<b>Address (Ward)</b>	<b>Description</b>	<b>Application No. (Date of App)</b>	<b>Town Planning Decision</b>
02	Adj 40 Granby Road (TM)	Erection of a dwellinghouse and formation of vehicular access and parking space	7-2013-9279-C (22/07/2013) Representations	<ol style="list-style-type: none"><li>1. Subject to completion of a S106 Agreement to secure financial contributions towards open space/recreation provision, heathlands mitigation and SE Dorset transport investment then Grant subject to the following conditions: Development to be carried out in accordance with plans as listed</li><li>2. Prior Approval of Materials (Bricks &amp; Tiles)</li><li>3. Ground floor window in west side elevation to be glazed with obscure glass</li><li>4. On site working hours (inc demolition) restricted when implementing permission.</li><li>5. Soft Landscaping - residential infill</li><li>6. Landscape Maintenance</li><li>7. Boundary /Subdivision Treatment (Location &amp; Type to be approved)</li><li>8. Drainage Hard surfaced areas</li><li>9. Surface Water Drainage (SUDS Implementation)</li><li>10. Access/Parking</li><li>11. Visibility Splays</li><li>12. Provision of Refuse Bin Store</li><li>13. No Permitted Development for Enlargements of the dwelling(s)</li><li>14. No Permitted Development for Windows, Dormer windows.</li><li>15. Informative Note: No storage of materials on footway/highway</li></ol>

Decisions of the Planning Board on Planning Applications on 23 September 2013

<b>Item No.</b>	<b>Address (Ward)</b>	<b>Description</b>	<b>Application No. (Date of App)</b>	<b>Town Planning Decision</b>
				16. Informative Note: dropped kerb
				17. Informative Note: Highway and Surface Water/Loose Material
				18. Informative Note: subject to 106 agreement

Decisions of the Planning Board on Planning Applications on 23 September 2013

<b>Item No.</b>	<b>Address (Ward)</b>	<b>Description</b>	<b>Application No. (Date of App)</b>	<b>Town Planning Decision</b>
03	51-65 Holdenhurst Road (CE)	Erection of a 16 storey building comprising of academic/office space (Use Classes B1/D1) together with student accommodation units (348 standard rooms in clusters and 44 studio rooms) and ancillary canteen and support services, formation of new access, car and cycle parking	7-2013-4269-AC G (02/07/2013) Representations	<ol style="list-style-type: none"> <li>1. Development to be carried out in accordance with plans as listed</li> <li>2. Remediation Scheme for Contaminated Land</li> <li>3. On site working hours (inc demolition) restricted when implementing permission.</li> <li>4. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials</li> <li>5. Surface Water Drainage (SUDS Implementation)</li> <li>6. Drainage Hard surfaced areas</li> <li>7. Prior Approval of Materials</li> <li>8. Access/Turning/ Parking</li> <li>9. Pedestrian Inter-visibility Splays</li> <li>10. Travel Plan</li> <li>11. Parking Management Plan</li> <li>12. Cycle store to be erected prior to occupation</li> <li>13. Provision of Refuse Bin Store</li> <li>14. No external pipework on elevations</li> <li>15. Provision of CCTV</li> <li>16. Boundary /Subdivision Treatment (Location &amp; Type to be approved)</li> <li>17. Hours of Use of Cafe</li> <li>18. Student Management Plan</li> <li>19. Fume Extraction</li>   <li>20. Odour Attenuation</li> <li>21. Acoustic Report</li> </ol>

**Decisions of the Planning Board on Planning Applications on 23 September 2013**

<b>Item No.</b>	<b>Address (Ward)</b>	<b>Description</b>	<b>Application No. (Date of App)</b>	<b>Town Planning Decision</b>
				22. No permitted development for telecommunications equipment
				23. Noise Assessment
				24. Informative Note: Kerb and footway reinstatement
				25. Informative Note: No storage of materials on footway/highway
				26. Informative Note: Highway and Surface Water/Loose Material
				27. Informative Note: dropped kerb

Decisions of the Planning Board on Planning Applications on 23 September 2013

Item No.	Address (Ward)	Description	Application No. (Date of App)	Town Planning Decision
04	Berry Hill Purification Works, Watery Lane Throop (TM)	New Access Road (including bridge over River Stour) to Berry Hill Sludge Treatment Centre and to incorporate route for potential right of way	7-2012-8620-L (16/11/2012) Representations	<ol style="list-style-type: none"> <li>1. Subject to completion of a S106 Agreement to secure a financial contribution towards the provision of enhanced public access links from Throop and North Bournemouth to Hurn and Parley across the river Stour, then Grant subject to the following conditions: Development to be carried out in accordance with plans as listed</li> <li>2. Prior Approval of Materials</li> <li>3. Earthworks</li> <li>4. Soft Landscaping - larger developments</li> <li>5. Landscape Maintenance</li> <li>6. Implementation of the approved Arboricultural Method Statement</li> <li>7. traffic management plan</li> <li>8. Protected species</li> <li>9. Travel Plan</li> <li>10. Informative Note: Flood defence consent</li> <li>11. Informative Note: Land drainage consent</li> <li>12. Informative Note: This consent is separate from any planned intensification of the site that may require an Environmental Impact Assessment (EIA).</li>   <li>13. Informative Note: Site waste management plan</li> <li>14. Informative Note: Pollution prevention</li> </ol>

**Decisions of the Planning Board on Planning Applications on 23 September 2013**

<b>Item No.</b>	<b>Address (Ward)</b>	<b>Description</b>	<b>Application No. (Date of App)</b>	<b>Town Planning Decision</b>
				15. Informative Note: To encourage cycling/walking