

# Notice of special Planning Board meeting

---

**Monday 29 September 2014 at 2.00pm**

**Council Chamber, Town Hall, Bournemouth**

**Board Members:**

Councillor David Kelsey – Chairman  
Councillor Ron Whittaker – Vice-Chairman  
Councillor Sue Anderson  
Councillor Linda Bailey  
Councillor Mark Battistini  
Councillor Beryl Baxter  
Councillor Malcolm Davies  
Councillor Johann Edward  
Councillor Lynda Price  
Councillor Philip Stanley-Watts  
Councillor Roger West

---

**All Members of the Board are summoned to attend this meeting to consider the item of business set out on the agenda below.**

**The public, press and any Councillor are welcome to attend this meeting.**

**PLEASE NOTE THAT DETAILED PLANS AND DISPLAYS WILL BE AVAILABLE FOR PUBLIC VIEWING FROM 1.30PM IN THE ROYAL HAMPSHIRE COMMITTEE ROOM, WITH OFFICERS AVAILABLE TO RESPOND TO MEMBERS QUESTIONS**

For further information please contact: Jill Holyoake, Democratic and Overview & Scrutiny Officer, Legal and Democratic, Town Hall, Bourne Avenue, Bournemouth BH2 6DY. Tel: 01202 454715 E-Mail: [jill.holyoake@bournemouth.gov.uk](mailto:jill.holyoake@bournemouth.gov.uk).

**Note for Members of the Planning Board:**

Members are asked to bring their copies of the Bournemouth Local Plan: Core Strategy and the District Wide Local Plan to the meeting for reference purposes.

## **Public involvement**

The Board welcomes members of the public to contribute to the meeting

- 1 by asking to speak on an agenda item or a community planning issue as a 'Deputation'; or
- 2 by asking a 'Public Question' - any member of the public whose name appears on the Electoral Roll for Bournemouth - which includes a person under the age of 16 years living in Bournemouth and who is escorted by a qualifying adult.

Please note that

deputations may not be permitted in relation to

- 1 planning application appeals as these appeals have a separate consultation process;
- 2 planning applications which an officer is going to determine under the Council's scheme of delegation to officers

public questions may not be permitted in relation to individual planning applications as these applications have a separate consultation process.

A request to speak as a deputation or ask a question must be sent in writing or email to Jill Holyoake at the address shown on page 1 by **no later than 10.00am on Friday 26 September 2014**.

A loop system for hearing impairment is provided in the meeting room. There is disabled access to the building. Councillors and visitors with particular needs should inform the Council before arriving at the meeting.

This agenda together with records of decisions and reports are available on the Council's web site at

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

A copy of this document may be available on request in alternative formats.

For information on translating documents into another language visit the Council's website: <http://www.bournemouth.gov.uk/Main/Translate.aspx>

### **'Audio recording and filming**

Please be aware that under the decision made by the full Council at its meeting on 4 March 2014 this Board meeting may be audio recorded or filmed for live or subsequent broadcast by members of the public or representatives of the media.

At the start of the meeting the Chair will make an announcement to confirm if all or part of the meeting may be audio recorded or filmed.

The layout of the venue means that the Council cannot guarantee a seat/location that is not within the coverage area – images and sound – of any broadcasting or audio recording equipment.

**By entering the meeting room and using the public seating area you are consenting to being filmed or recorded and to the possible use of those images and sound recordings through the media and/or public and commercial outlets.**

If you have any queries regarding this please contact the Democratic Services Officer at the meeting.

Any persons intending to audio record or film this meeting are

- 1 Requested not to film the public gallery
- 2 Asked to respect requests from other members of the public to cease recording when they speak – for example when they are presenting a deputation or petition or asking a question.
- 3 Reminded of the Common Law Duty of Confidentiality. You could place yourself at risk of being sued by another private individual if you disclose confidential personal information about such persons in meetings.'

# Agenda

## Items to be considered when the meeting is open to the public

### 1 **Apologies**

### 2 **Substitute Members**

The Democratic Services Officer will report on any changes in the membership of the Board, under Procedure Rule 89.

### 3 **Declarations of interest**

Members are asked to declare any disclosable pecuniary interests at the meeting, under Rule 5 as set out below:

Declarations of Interest by Members and Officers

- a. It is the responsibility of every Councillor to declare, at the relevant stage of a meeting, any disclosable pecuniary interest in any item under consideration as required by the Localism Act 2011 or in any event by the time the item of the business is reached.

Members are also asked to state fully the nature of the interest(s), which will be recorded in the record of decisions. If any member has a query on any particular matter, please contact the Democratic Services Officer in advance of the meeting.

### 4 **Public items**

#### a **Public Questions**

The Democratic Services Officer will report on any public questions received by the notice deadline.

#### b **Deputations**

The Democratic Services Officer will report on any deputation requests received by the notice deadline.

5 **Planning application –Former Winter Gardens Site, Keystone House and 20, 20a and 20b Exeter Road**

To consider the Schedule of Planning Applications dated 19 September 2014 and previously circulated, and updates by the Service Director for Planning, Transport and Regulation, if required, to be circulated on 26 September 2014.

See planning application report to be circulated at '5'.

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>

## Human Rights

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

## Site visits

### **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.