

**SPECIAL PLANNING BOARD**  
**29 September 2014**

**PRESENT:** Councillor David Kelsey - Chairman; Councillor Ron Whittaker - Vice-Chairman; Councillors Sue Anderson, Linda Bailey, Mark Battistini, Beryl Baxter, Malcolm Davies, Johann Edward, Philip Stanley-Watts, Roger West.

**ALSO PRESENT:**

Councillors Bob Chapman, Barry Goldbart, David Smith, and Rae Stollard

**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 2.00pm.

**82. APOLOGIES**

An apology for absence was received from Councillor Lynda Price.

**83. DECLARATIONS OF INTEREST**

There were no declarations of disclosable pecuniary interests or other interests in items on the agenda.

The following pages are a record of decision made by the Planning Board on 29 September 2014.

Councillor Stanley Watts arrived at 2.03pm. He later explained to the Board that he had heard the start of the first deputation from outside the Council Chamber and the Chairman decided that in the circumstances he would be able to participate fully in the meeting.

The meeting was adjourned between 4.12pm and 4.23pm.

The meeting finished at 5.05pm.

**Special Planning Board, 29 September 2014**

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at **4.00pm on Monday 20 October 2014**. 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 and Scrutiny Officer  
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## Special Planning Board, 29 September 2014

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 5  <a href="#">Report 5</a>  <a href="#">Planning board update</a>	84	Public	<p>FORMER WINTER GARDENS SITE, KEYSTONE HOUSE AND 20, 20A AND 20B EXETER ROAD</p> <p>Planning application number: 7-2014-1273-AU</p> <p>Outline submission for -</p> <p>Demolition of buildings and erection of 5959sqm of commercial space (Use Class A3), residential development (Use Class C3) equating to approximately 114 dwellings, 86674sqm of leisure space (Use Class D2) comprising a range of leisure uses i.e. ice rink, leisure complex and a family entertainment space and/or cinema, 495sqm hotel (Use Class C1), public and private car park, open air public areas and piazzas, re-routing Public Right of Way within site, Public Realm and shared space to Exeter Road in combination with Grand Garden walk and associated highways works with accesses onto Exeter Road and Cranborne Road.</p> <p>Note: The application seeks</p>	<p><b>Deputations from:</b></p> <p><b>Objectors</b></p> <ul style="list-style-type: none"> <li>• Mr Peter Adams, on behalf of Beechwood Court and other local residents in Cranborne Road</li> <li>• Mr John Soane, representing Bournemouth Civic Society</li> </ul> <p><b>On behalf of the applicant</b></p> <ul style="list-style-type: none"> <li>• Mr Mark Gilpin, Planning Director, Inland Ltd</li> <li>• Mr Gregory Gray, Planning Agent</li> <li>• Mr Greg Cooper, Metropolis Green, Urban Design</li> <li>• Mr Phil Jones, Phil Jones Associates, Highways Consultant</li> </ul> <p><b>Ward and adjoining Ward Councillors:</b></p>	<p><b>GRANT</b> in accordance with the recommendation set out in full in the planning officer's report, subject to the completion of a Section 106 agreement to secure the terms set out in paragraph 81 and conditions as detailed, with the Service Director for Planning Transport and Regulation having delegated authority to amend or negotiate as appropriate matters which do not go to the core of the decision, and with the additional conditions set out in full in the planning board update dated 26.09.14 and the following additional conditions agreed by the Board -</p> <ul style="list-style-type: none"> <li>• Pedestrian access from Cranborne Road to be agreed to the specification and satisfaction of the local planning authority</li> <li>• Phasing of demolition to be agreed to the specification and satisfaction of the local planning authority</li> </ul>	<p>For / Against</p> <p>9/1</p> <p>Cllr Baxter moved, Cllr Bailey seconded</p> <p>Notes:</p> <p>Cllr West asked to be recorded as voting against the move</p> <p>Conditions in respect of pedestrian access and phasing of demolition added with the Board's agreement</p>	None

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			approval for layout scale and means of access. Matters that are reserved for separate, future approval are: appearance and landscaping	Cllrs Goldbart, Stollard, and Smith spoke in general support of the application	Note - in granting the application the Board had regard to the late representation received on 29.09.14 from DMH Stallard on behalf of local residents and property owners in Cranborne Road, and the responses given at the meeting by the planning officer to address the points raised in the late representation.		