

Notice of Planning Board Meeting

Monday 16 March 2015 at 4.00pm

**HMS Phoebe Committee Room, 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 items of business set out on the agenda at pages 3-5 below.

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

For further information please contact: Jill Holyoake, Democratic and Overview and Scrutiny Officer, Legal and Democratic, Town Hall, Bourne Avenue, Bournemouth BH2 6DY. Tel: 01202 454715 E-Mail: 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 13 March 2015.**

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/CouncilDemocratic/CouncilMeetings/CommitteesPanels/PlanningBoard.aspx>

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

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 with the press and public excluded

NOTE - In relation to the items of business appearing below, the Board is asked to consider the following resolution: -

"That under Section 100(A) (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1,2 and 5 in Part I of Schedule 12A of the Act and that the public interest in withholding the information outweighs such interest in disclosing the information."

- 1 **52 – 54 Gresham Road**– non public report circulated at '1'.

Description of Exempt Information

Paragraph 1 – Information relating to any individual.

Paragraph 2 – Information which is likely to reveal the identity of an individual.

Paragraph 5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

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

2 Apologies

3 Substitute Members

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

4 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.

5 Confirmation of Minutes

To confirm the minutes of the meetings held on 17 November and 15 December 2014, and 19 January 2015.

6 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.

For information on the order and timing of planning applications please contact democratic services

7 **Schedule of Planning Applications**

To consider the Schedule of Planning Applications dated 6 March 2015 and previously circulated, and the update by the Service Director for Planning, Transport and Regulation to be circulated on 13 March 2015.

See planning application reports circulated at '**7a to 7g**'.

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://www.bournemouth.gov.uk/PlanningBuilding/ApplyforPlanningPermission/PlanningApplicationRegister.aspx>

8 **Town Planning Appeals** - circulated at '**8**'.

9 **Any other business** of which prior notice has been received and by reason of special circumstances, which shall be specified in the record of decisions - minutes, the Chair is of the opinion that the items should be considered as a matter of urgency.

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.