

**PLANNING BOARD  
16 March 2015**

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

**ALSO PRESENT:**

Councillor Anne Filer - Ward member for minutes 22 and 23  
Councillor Michael Filer - Ward member for minutes 22 and 23  
Councillor David Smith - Ward member for minute 24  
Councillor Bob Chapman - Ward member for minute 24  
Councillor Mike Greene - Ward member for minute 24 and 26  
Councillor Lawrence Williams - Ward member for minute 25  
Councillor Beverley Dunlop - Ward member for minute 27  
Councillor Chris Wakefield - Ward member for minute 28

**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/CouncilDemocratic/CouncilMeetings/CommitteeMeetings/PlanningBoard/2015/03/16/PlanningBoard16-Mar-2015.aspx>

The meeting commenced at 4.00pm.

**18. APOLOGIES**

Apologies for absence were received from Councillors Bailey and Battistini.

**19. DECLARATIONS OF INTEREST**

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

The following members made other personal declarations -

Councillor Beryl Baxter reported that she knew Geoff Bevans, one of the people giving deputations on Radcliffe Court, 51 Manor Road

The Chairman reported that:

- He had known the applicant for 517 Christchurch Road for many years. For the purposes of transparency he would vacate the chair and leave the room while this item was discussed and voted on.
- The applications for Radcliffe Court, 51 Manor Road, and Royal British Legion, 143 Ashley Road were in his ward. He had been in meetings

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where Radcliffe Court had been discussed but had made no comments on the application either way.

- He was aware of one of the people attending for the application on 1354 Christchurch Road

## 20. CONFIRMATION OF MINUTES

The minutes of the meetings held on 17 November and 15 December 2014, and 19 January 2015 were confirmed.

The following pages are a record of decisions made by the Planning Board on 16 March 2015.

The Board adjourned from 7.15pm to 7.30pm

Councillor West left the meeting at 10.42pm

The meeting finished at 11.08pm

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at **4.00pm on Monday 20 April 2015**. 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  
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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 1	21	Non Public	<p>52 - 54 GRESHAM ROAD</p> <p>The Senior Planning Enforcement Officer referred to his written report which set out the background to the case and the options available for members to consider in respect of non compliance with the requirements of the Section 215 Notice served in June 2013.</p> <p>The Board noted the steps taken by the Council to try and work with the owners to find a solution since 2013 and the lack of progress made by the owners during this time.</p> <p>The Senior Planning Enforcement Officer and the Senior Solicitor responded to points raised by the owners as part of their deputation and by members in considering what actions were appropriate in the circumstances of the case.</p>	A deputation was received from the owners of 52 - 54 Gresham Road	<p>The Board agreed to exclude the press and public for this item under Section 100(A)(4) of the Local Government Act 1972 as it involved the likely disclosure of exempt information as defined in paragraph 1,2 and 5 in Part 1 of Schedule 12A of the Act.</p> <p><b>Decision made</b> - That having considered the options available the Board recommends that the option of Compulsory Purchase of one the properties be pursued and that legal advice on alternative solutions be sought.</p>	<p>For / Against</p> <p>9/0</p> <p>Moved by Chairman, seconded by Cllr West</p>	None
Item 7 <a href="#">Report 7f</a>	22	Public	<p>RADCLIFFE COURT, 51 MANOR ROAD</p> <p>Planning application number 7-2014-124459-K</p>	<p><b>Deputations from objectors:</b></p> <p>Geoff Bevans, on behalf of George</p>	GRANT in accordance with the recommendation set out in the planning officer's report	<p>For / Against</p> <p>7/0</p> <p>Cllr West moved, Vice</p>	None

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			Demolition and outline submission for erection of a 5 storey block of 14 flats with basement and surface parking with bin and cycle stores	<p>Meyrick</p> <p><b>Deputations in support:</b></p> <p>John Peek, on behalf of Dunholme Manor residents</p> <p>Ken Parke, KPPC Ltd, on behalf of the applicant</p> <p><b>Ward members:</b></p> <p>Councillors Anne Filer and Michael Filer spoke in support of the application</p>	Note: In making its decision the Board wished to make it clear that it had attached considerable weight to the harm resulting in the loss of the building. In considering all the evidence submitted the Board had concluded in accordance with the planning officer's report that all four bullets points in the second limb of NPPF 133 had been satisfied.	<p>Chairman seconded.</p> <p>Note: Cllrs Baxter and Price did not vote</p>	
Item 7 <a href="#">Report 7b</a>	23	Public	<p>BRITISH LEGION CLUB, 143 ASHLEY ROAD</p> <p>Planning application number 7-2015-6682-J</p> <p>Alterations, conversion of club into ground floor club and 8 flats at first and second floor levels including formation of dormer windows, ramps and bin and cycle stores (revised scheme)</p>	<p><b>Deputations from objectors:</b></p> <p>Elaine Findlay, Chair of Springbourne Area Forum, and Simon Buckley, local resident</p> <p><b>Deputations in support:</b></p> <p>Karen Aris and Colin Dixon, local residents, and Carol Evans,</p>	<p><b>REFUSE</b></p> <p>1. Inadequate car parking provision.</p> <p>Contrary to Policy 6.16 of the District Wide Local Plan and Policy CS16 of the Bournemouth Local Plan: Core Strategy as updated by the Council's Parking Supplementary Planning Document</p> <p>2. Failure to make relevant</p>	<p>For / Against</p> <p>5/4</p> <p>Chairman moved, Cllr Stanley-Watts seconded.</p> <p>Notes: Decision to refuse was made contrary to the planning officer's recommendation to grant the application Vice Chairman and</p>	None

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				<p>Evans and Traves LLP, on behalf of the applicant</p> <p><b>Ward members:</b></p> <p>Councillors Anne Filer and Michael Filer spoke on behalf of local residents and acknowledged that there was local objection and support for the application</p>	<p>contribution towards heathland mitigation</p> <p>Contrary to Policy CS32 and CS33 of the Bournemouth Local Plan: Core Strategy</p>	<p>Cllrs Baxter and West wished to be recorded as voting against the decision</p> <p>An earlier move to grant was lost by 4/5</p>	
<p>Item 7</p> <p><a href="#">Report 7a</a></p>	24	Public	<p>FORMER POST SORTING OFFICE, ALBERT ROAD</p> <p>Planning application number 7-2015-1442-BF</p> <p>Demolition of existing building and erection of a 7 storey building comprising of 2 commercial units (Use classes A1/A2) and 83 flats with cycle and bin stores</p>	<p><b>Deputation in support:</b></p> <p>Peter Tanner, Tanner and Tilley, on behalf of the applicant</p> <p><b>Ward member:</b></p> <p>Councillor David Smith had called in the application to the Planning Board and spoke in support of granting the application</p> <p>Councillors Bob Chapman Mike Greene spoke in</p>	<p><b>REFUSE</b> in accordance with the recommendation set out in the planning officer's report</p>	<p>For /Against</p> <p>7/2</p> <p>Chairman moved, Cllr West seconded</p> <p>Note: Vice Chairman and Cllr Stanley-Watts wished to be recorded as voting against the decision.</p>	None

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				objection to the application			
Item 7 <a href="#">Report 7e</a>	25	Public	1354 CHRISTCHURCH ROAD  Planning application number 7-2015-12558-J  Erection of a 2/3 storey block of 6 flats and formation of parking spaces	<b>Deputation from objectors:</b>  Sebastian Carleton-Smith, Jonathan Masterson, and Alex Blair, local residents  <b>Deputation in support:</b>  Dan Wilden, Pure Town Planning, on behalf of the applicant	<b>DEFER</b> - to enable applicant to consider further the issues raised by Planning Board members and local residents including the siting of the bin/cycle store and the standard of accommodation provided.	For / Against  8/1  Chairman moved, Cllr Baxter seconded.	None
Item 7 <a href="#">Report 7c</a>	26	Public	KINGS SCHOOL OF ENGLISH, 58 BRAIDLEY ROAD  Planning application number 7-2015-3067-BK  Variation of condition no4 of application no 7-2013-3067-BJ to allow the temporary classrooms to remain for a further 3 years	<b>Deputation in objection:</b>  David Mead, on behalf of local residents  <b>Ward member:</b>  Councillor Mike Greene had called in the application to the Planning Board and spoke in objection to the application	<b>REFUSE</b>  1. Residential amenity  Contrary to Policy 5.33 of the District Wide Local Plan  2. Inappropriate Design  Contrary to Policy CS41 of the Bournemouth Local Plan: Core Strategy	For /Against  9/0  Vice Chairman moved, Cllr Stnaley-Watts seconded  Note: The decision to refuse was made contrary to the planning officer's recommendation to grant the application	None

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Item 7 <a href="#">Report 7g</a>	27	Public	1053 WIMBORNE ROAD  Planning application number 7-2014-1721-Y  Alterations, erection of Jetwash bays, relocation of portable building and canopy, change of use of land to car wash and erection of a 1m high wall to close exit from Hillcrest Road - Existing unauthorised use.	<b>Deputation in support</b>  James Cain, JNPC, on behalf of the applicant  <b>Ward members:</b>  Councillor Beverly Dunlop spoke on behalf of local residents who objected to the application  Councillor Ian Lancashire added his support for his ward colleague's comments	<b>REFUSE</b>  1. Inappropriate use and out of character  Contrary to Policy CS41 of the Bournemouth Local Plan: Core Strategy and Policy 5.2 of the District Wide Local Plan  2. Loss of residential amenity  Contrary to Policy CS38 of the Bournemouth Local Plan: Core Strategy	For /Against  8/0  Cllr West moved, Cllr Anderson seconded  Note: The decision to refuse was made contrary to the planning officer's recommendation to grant the application	None
Item 7 <a href="#">Report 7d</a>	28	Public	517 CHRISTCHURCH ROAD  Alterations and installation of roller shutter to replace existing	<b>Deputation from objectors:</b>  Sue Bickler on behalf of Boscombe Regeneration Partnership  <b>Deputation in support:</b>  Lionel Fynn, Horsey Lightly Fynn, on behalf of the	<b>REFUSE</b> in accordance with the recommendation set out in the planning officer's report  Note: In considering the application the Board noted the update from the planning officer on a late representation received from Dorset Police objecting to the application.	For /Against  3/1  Cllr Baxter moved, Vice Chairman seconded  Note: The Chairman did not speak or vote on this application and left the room while it was considered.	None

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				applicant  Ward member:  Councillor Chris Wakefield spoke in support of the application			
Item 8  <a href="#">Report 8</a>	28	Public	TOWN PLANNING APPEALS  Monthly update, including details of appeals received, dismissed appeals and allowed appeals at sections 3/4 and appendices of report.	None	Report and update noted	For/Against  8/0	None