

**PLANNING BOARD
18 July 2016**

PRESENT: Councillor David Kelsey - Chairman; Councillor Pat Oakley - Vice-Chairman; Councillors Sue Anderson, Stephen Bartlett, Mark Battistini, Laurence Fear, Gina Mackin, Lynda Price, Philip Stanley-Watts

ALSO PRESENT:

Councillors David Smith and Bob Chapman (ward members, Item 7)
Councillor Bob Lawton (ward member, Item 9b); Councillor John Beesley (ward member, Items 9c and 9d); Councillors Jackie Edwards, Anne Rey.

Note: To see a copy of the public reports that were considered by the Board at this meeting and to hear the audio recording please visit:

<http://www.bournemouth.gov.uk/CouncilDemocratic/CouncilMeetings/CommitteeMeetings/PlanningBoard/2016/07/18/PlanningBoard18-Jul-2016.aspx>

The meeting commenced at 2.30pm.

64. APOLOGIES AND SUBSTITUTE MEMBERS

Apologies were received from Councillor Malcolm Davies.

65. DECLARATIONS OF INTEREST

There were none.

66. CONFIRMATION OF MINUTES

The minutes of the meeting held on 20 June 2016 were agreed as a true and accurate record.

The following pages set out the record of decisions made by the Planning Board on 18 July 2016.

Notes:

Councillors Price and Stanley-Watts left the meeting at 2.58pm and returned at 3.54pm

The meeting was adjourned between 4.15pm - 4.22pm.

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The meeting finished at 5.30pm

Please note that the next monthly meeting of the Planning Board will take place at the Town Hall at 2.30pm on **Monday 15 August 2016**. It is recommended that you check this information with Democratic Services nearer the scheduled date of the next meeting to check the start time.

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Agenda Item	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	67	Non Public	<p>QUARTERLY ENFORCEMENT UPDATE</p> <p>The Board considered a report outlining enforcement actions and outcomes over the past three months.</p> <p>It was noted that the presentation of future reports was being revised to give a more concise snapshot of current issues.</p>	None	Report noted	<p>For / Against</p> <p>9 / 0</p>	None
Item 7	68	Public	<p>PRE APPLICATION PRESENTATION - FORMER BELVEDERE HOTEL SITE, 14 BATH ROAD</p> <p>The Board received a presentation on proposals to redevelop the site to include a landmark hotel and facilities, high quality residential units and landscaping, and a new public realm. The Senior Planning Officer outlined the main planning considerations for the site, including its designation as a strategic tourism site within the Town Centre.</p>	<p>Presentation delivered and questions answered by David King Smith, 5plus architects</p> <p>Wards members:</p> <p>Cllr Smith - commented on the need to balance the scale of the development with the surrounding area including the new development at Berry Court. Suggestions included making the design less bulky and more elegant and</p>	<p>No decision required.</p> <p>Board members' comments were generally supportive of the proposals as presented at this stage.</p>	No vote required	None

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			<p>The presentation explained how the design of the buildings had been developed and revised to take into account pre application discussions with the planning department, including a reduction in height to relate better to the character of the area.</p> <p>The proposed timetable was to seek views of Design Review Panel (open to ward members and Board members to attend and observe), submit planning application in September, decision by end of 2016 and commence work on site Spring 2017.</p>	<p>softening the frontage on the corners of the site.</p> <p>Cllr Chapman - generally supportive of the proposals as presented at this stage</p>			
Item 8	69	Public	<p>TREE PRESERVATION ORDER 1068/2016, LAND AT PORTCHESTER HOUSE, 26 PORTCHESTER ROAD</p> <p>Unresolved objection to the TPO received from neighbouring property.</p>	None	CONFIRM the TPO as made in accordance with the recommendation set out in the arboricultural officer's report.	<p>For/Against</p> <p>7/0</p> <p>Chairman moved, Cllr Bartlett seconded</p>	None
Item 9a	70	Public	<p>LAND REAR OF 18,20 AND 22 PARLEY ROAD</p> <p>Planning application number:</p>	<p>Deputations:</p> <p>Mr Richard Scott, local resident who objects</p>	GRANT in accordance with the recommendation set out in the planning officer's report	<p>For/Against</p> <p>7/0</p>	None

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			<p>7-2016-4264-B</p> <p>Erection of three bungalows and widening of exiting vehicular access and formation of parking spaces - Reserved matters in respect of application 7-2014-4263-A</p>	<p>Mr Brian Simpson on behalf of the applicant</p>		<p>Chairman moved, Cllr Mackin seconded</p>	
Item 9b	71	Public	<p>139-141 SOUTHBOURNE OVERCLIFF DRIVE</p> <p>Planning application number: 7-2016-1512-AH</p> <p>Outline submission for the demolition of existing dwellings and erection of a block of 10 apartments with associated access and parking.</p>	<p>Deputations:</p> <p>Mr Paul Leadbitter, local resident who objects</p> <p>Mr Chris Miell, on behalf of the applicant</p> <p>Ward members:</p> <p>Cllr Lawton spoke about residents' concerns, particularly the potential for overlooking/ loss of privacy and cliff stability issues.</p>	<p>GRANT in accordance with the recommendation set out in the planning officer's report</p>	<p>For/Against</p> <p>7/0</p> <p>Chairman moved, Cllr Bartlett seconded</p>	<p>None</p>

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Item 9c	72	Public	<p>10 QUEENS ROAD</p> <p>Planning application number: 7-2016-10986-D</p> <p>Change of use from restaurant (Class A3) to a micropub (Class A4)</p>	<p>Deputations:</p> <p>Mr Day, Mr Stuart Woodman and Mrs Josephine Sabin, local residents who object</p> <p>Ward members:</p> <p>Cllr Beesley spoke about his reasons for calling in the application to Planning Board, in that it was inappropriate for the location, had potential for noise, disturbance and anti-social behaviour, and the reintroduction of A4 use would be detrimental.</p>	<p>REFUSE contrary to the recommendation set out in the planning officer's report, for the following reasons:</p> <ul style="list-style-type: none"> Noise and anti-social behaviour Contrary to Policy CS38 of the Bournemouth Local Plan Core Strategy 	<p>For/Against</p> <p>9/0</p> <p>Cllr Stanley-Watts moved, Cllr Price seconded</p>	None
Item 9d	73	Public	<p>140 ALUMHURST ROAD</p> <p>Planning application number: 7-2016-3554-AA</p> <p>Alterations, extensions and formation of terraces with balustrades to dwelling house</p>	<p>Deputations:</p> <p>Mr John and Mrs Jacqui Millar, local residents who object</p>	<p>GRANT in accordance with the recommendation set out in the planning officer's report</p>	<p>For/Against</p> <p>6/2</p> <p>Cllr Bartlett moved, Vice Chair seconded</p> <p>Note: Cllr Sue Anderson did not vote</p>	None

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Item 10	74	Public	<p>TOWN PLANNING APPEALS</p> <p>Monthly update, including details of appeals received, dismissed appeals and allowed appeals at sections 3/4 and appendices of report.</p> <p>The Head of Planning and Regulation drew attention to the Inspector's decision on 8-10 Madeira Road. The Inspector had dismissed the appeal but had awarded partial costs against the Council based on one of its grounds for refusal relating to car parking and cycle parking provision. While the costs were not significant in size the decision was a learning point in considering future applications.</p>	None	Report noted	<p>For/Against</p> <p>9/0</p>	None