

Notice of Planning Board Meeting

Monday 21 November 2016 at 2.30pm

**HMS Phoebe Committee Room, Town Hall,
Bournemouth**

Board Members:

Councillor David Kelsey – Chairman
Councillor Pat Oakley – Vice Chairman
Councillor Sue Anderson
Councillor Stephen Bartlett
Councillor Mark Battistini
Councillor Malcolm Davies
Councillor Laurence Fear
Councillor Gina Mackin
Councillor Lynda Price
Councillor Philip Stanley-Watts
1 Conservative group vacancy

All Members of the Board are summoned to attend this meeting to consider the items of business set out on the agenda at pages 3-6 below.

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

For further information, please contact: Alex Vine, Democratic and Overview and Scrutiny Officer, Legal and Democratic, Town Hall, Bourne Avenue, Bournemouth BH2 6DY. Tel: 01202 454713 E-Mail: alex.vine@bournemouth.gov.uk.

REMINDER

THIS MEETING IS BEING PRECEDED BY A PLANNING BOARD TRAINING SESSION ON THE COUNCIL'S STRATEGIC ADVERTISING SERVICE AT 2.00PM IN THE HMS PHOEBE ROOM. THIS SESSION IS OPEN TO ALL COUNCILLORS TO ATTEND

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 Alex Vine at the address shown on page 1 by **no later than 10.00am on Friday 18 November 2016.**

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

This meeting may be audio recorded by the Council for subsequent publication on the Council's Website. Anyone may audio record, film, take photographs and/or use social media such as tweeting and blogging when this meeting is open to the public. Anyone wishing to record this meeting in anyway must do so in accordance with Council Procedure Rule 108 and the Council's protocol for filming and audio recording at public meetings and the Public Notice on Filming and Recording Meetings which can be found using the following link:

<http://www.bournemouth.gov.uk/CouncilDemocratic/CouncilMeetings/FilmingCouncilMeetings.aspx>

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

Agenda

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 in accordance with Procedure Rule 5:

- a. any disclosable pecuniary interests in any item under consideration at the meeting as required by the Localism Act 2011;
- b. any memberships of outside bodies where such membership involves a position of control or significant influence on the organisation concerned;

Members are also asked to state fully the nature of the interest(s). If any member has a query regarding possible interests, please contact the Democratic and Overview and Scrutiny Officer in advance of the meeting.

4 **Confirmation of minutes**

To confirm the minutes of the meeting held on 17 October 2016:
<http://www.bournemouth.gov.uk/councildemocratic/CouncilMeetings/CommitteeMeetings/PlanningBoard/2016/10/17/planningboard17-oct-2016.aspx>

5 **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.

6 **Pre-application presentation - Winter Gardens**

To receive a pre-application presentation from the developer relating to the Winter Gardens.

7 **Updates on St Stephens Road Car Park and Durley Road Car Park**

To receive an update from the developer relating to St Stephen's Road Car Park and Durley Road Car Park.

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

8 **Schedule of Planning Applications**

To consider the Schedule of Planning Applications dated 11 November 2016 and previously circulated, and any updates by the Head of Planning and Regulation to be circulated on 18 November 2016. See planning application reports circulated at '**8a – 8e**'.

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/CurrentPlanningApplications/PlanningApplicationRegister.aspx>

- 9 **Town Planning Appeals** – report circulated at '9'.

- 10 **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.