

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 27 MARCH 2024

Present: Councillor Lovelock (Chair);
Councillors Yeo (Vice-Chair), Cresswell, Davies, Emberson, Ennis, Gavin, Hornsby-Smith, Leng, Moore, Robinson, Rowland and Williams

Apologies: Councillors Goss

RESOLVED ITEMS

106. MINUTES

The Minutes of the meeting held on 28 February 2024 were agreed as a correct record and signed by the Chair.

107. DECLARATIONS OF INTEREST

Councillor Leng declared a prejudicial interest in Item 114 (240226/REG3 - Whitley Wood Modular Building) on the grounds of predetermination, as he had promoted the scheme as a local Ward Councillor.

108. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications. The report also listed previously agreed site visits which were yet to take place.

Resolved - That no new site visits be arranged.

109. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

Appendix 1 to the report set out details of one new appeal lodged since the last Committee. Appendix 2 to the report set out details of one appeal decided since the last Committee.

Resolved –

- (1) That the new appeal, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeal, as set out in Appendix 2, be noted.

110. APPLICATIONS FOR PRIOR APPROVAL

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The Committee received a report on the types of development that could be submitted for Prior Approval and providing a summary of applications received and decisions taken in accordance with the prior approval process as set out in the Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended. Table 1 set out four prior approval applications received, and Table 2 set out nine applications for prior approval decided, between 14 February and 14 March 2024.

Resolved – That the report be noted.

111. 240063/REG3 - THE HEXAGON, QUEENS WALK

Demolition of some of the existing back of house areas and erection of an extension of the existing Hexagon Theatre to provide a new studio auditorium, flexible rehearsal space, community studio with workshop space and back of house space, along with improved public realm by providing a new podium connection between the new proposed extension and Queens Walk, along with other associated works.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out information on two further consultation responses, the removal of the requirement for a legal agreement, and the Sustainable Urban Drainage Scheme. It was recommended that proposed conditions relating to Air Quality Assessment, Bin stores and Contaminated Land Assessment/Remediation scheme be removed following the receipt of information from the applicant. Additional conditions regarding Land Gas, Sustainable Drainage and the Employment Skills and Training Plan were proposed.

Comments and objections were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 240063/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the conditions removed and additional conditions as recommended in the update report, and an additional condition to require submission of a feasibility study on how EV Charging could be provided on site.

112. 231673/VAR - 55 VASTERN ROAD

Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 2 (approved drawings), 24 (unit mix), 33 (roof terrace enclosures), 35 (parking provision) and 47 (Block B glazing and ventilation) of permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022 for Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road), including an increase from 4 to 5 storeys of the western wing of Block B, amendments to

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the top two floors of Blocks D & E, changes to the unit mix and various other associated alterations (amended description).

The Committee considered a report on the above application. A verbal update was given at the meeting referring to the objection that the extra storey would impact on local residents' wellbeing and solar power generation and clarifying that, whilst these were material considerations, the proposal was not envisaged to significantly harmfully impact wellbeing or solar power generation over and above the original scheme.

Comments and objections were received and considered.

Objector Ben Ralston, and Caroline McHardy representing the applicant, attended the meeting and addressed the Committee on this item.

Resolved –

- (1) That application 231673/VAR for the variation of conditions 2, 24, 33, 35 and 47 be granted, subject to the informatives set out in the report;
- (2) That the wording of conditions 4, 5, 6, 10, 11, 15, 22, 31, 42 and 46 be varied as set out in the report.

113. 231607/FUL - 40 BENNET ROAD

Application for change of use from B2, to sui generis car servicing and MOT garage and/or B2, with two proposed extensions on the Northern frontage and associated alterations.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out additional information submitted by the applicant on parking and vehicle movement tracking. Amendments were proposed to the conditions and informatives and it was also recommended that the grant of planning permission be delegated to officers, as the consultation period did not close until midnight on 27 March 2024.

Comments were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 231607/FUL, subject to no substantive objections being received by midnight on 27 March 2024;
- (2) That planning permission be subject to the conditions and informatives set out in the original report, with the amendments as set out in the update report.

114. 240226/REG3 - WHITLEY WOOD MODULAR BUILDING, 29-35 LEXINGTON GROVE

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Erection of Temporary Modular Community Centre for a period of three years.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out an explanation of the requirement for a temporary modular building and information on amended plans for disabled parking submitted by the applicant. It was reported at the meeting that additional conditions were recommended to make provision for ecological mitigation and to require that no external lighting be installed without the prior agreement of the planning authority.

Resolved –

- (1) That, subject to no substantive objections being raised before the end of the consultation process on 3 April 2024, the Assistant Director of Planning, Transport and Public Protection Services be authorised, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, to grant temporary (three years) planning permission for application 240226/REG3;
- (2) That planning permission be subject to conditions and informatives as recommended in the original report, with the additional conditions proposed at the meeting regarding ecological mitigation and external lighting.

(Councillor Leng declared a prejudicial interest in this item on the grounds of predetermination, as he had promoted the scheme as a local Ward Councillor. He left the meeting and took no part in the debate or decision.)

(The meeting started at 6.30 pm and closed at 7.24 pm)