

Supplementary Papers for Eastern BCP Planning Committee

Date: Thursday, 18 December 2025



6. Schedule of Planning Applications

3 - 12

Please refer to the Planning Committee Addendum set out on the following pages for any further updates on the planning applications listed on the agenda.

Published: 17 December 2025

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EASTERN BCP PLANNING COMMITTEE – 18 DECEMBER 2025

ADDENDUM SHEET

6a

Address Purbeck Court 65-67 Boscombe Overcliff Drive Bournemouth BH5 2EN
Application number: 7-2024-3914-D

Update:

Received a letter of representation from Ken Parke Planning Consultants dated 15th December 2025.

Recommendation: Grant

6b

Address Silverways Silver Way Christchurch BH23 4LJ
Application number 8/25/0059/FUL

Update: Correction to Paragraph 48 of the Committee Report where it refers to “6 Silver Way”. This is the incorrect property address. The correct property address is “9 Silver Way”. This is the property on Silver Way that is closest to the proposed development.

Recommendation: Grant

6c

Address: 3 Nursery Road, Bournemouth BH9 3AS
Application number: P/25/01133/FUL

Update:

10/12/2025: Correction to plans list condition. Amended plans received, as set out below (amended plans in bold), which removed shown visibility splays on the shared boundary with No. 44. The Local Highway Authority confirmed that, on balance, they would not object as the access is no worse than existing, it serves one property and there is on-site turning.

Amend plans referred to in the following conditions as follows:

Condition 2: The development hereby permitted shall only be carried out in accordance with the following approved plans:

Location plan; dwg no. 22154-00-01

Existing floor plans and elevations; dwg no. 22154-00-02 Rev. F

Proposed floor plans and elevations; dwg no. 22154-00-03 Rev. M

Proposed and existing site plans; dwg no. 22154-00-04 Rev. M

Proposed site plan; dwg no. 22154-00-05 Rev. M

Reason: For the avoidance of doubt and in the interests of proper planning.

Condition 6: Obscure glazing of windows

No part of the development hereby permitted shall be occupied unless the rear elevation first floor bathroom window, as shown on dwg no. 22154-00-03 Rev. M, has first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and fixed shut below 1.7m. The rear elevation first floor bathroom window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification no further windows, roof lights or dormer windows other than those expressly authorised by this permission shall be constructed on any part of the application site.

Reason: To preserve the amenity and privacy of neighbouring properties.

Condition 7: Visibility splays as submitted

Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the approved site plan; dwg no. 22154-00-05 Rev. M be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

Condition 8: Cycle parking

Cycle parking: Before the development is occupied or utilised the cycle parking facilities shown on the hereby approved site plan; dwg no. 22154-00-05 Rev. M must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

Condition 9: Vehicle Parking and turning area delineation

Prior to occupation of the development hereby permitted, the approved access and parking area shall be constructed in a bound material and arranged in accordance with approved site plan; dwg no. 22154-00-05 Rev. M , including the turning area which shall be constructed in a different material/colour to the main parking area in order to demarcate it is a turning area only and permanently retain and keep available for the intended purpose, at all times.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Recommendation: Grant

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This architectural elevation drawing shows the exterior of the building. It features a gabled roof with a brick pattern. The main facade is composed of a large, empty rectangular space, likely representing a glass wall or a large opening. To the left of this space is a vertical element with a small window. To the right is a small, recessed entrance with a door. The ground level is indicated by a hatched pattern at the bottom.

The site plan illustrates the layout of No. 3a, including the building footprint, parking areas, and proposed driveway construction. The building is situated on the right side of the plan, featuring a Kitchen Diner (14.8 m²), Lounge (17.1 m²), Hall (9.5 m²), Utility (3.3 m²), WC (1.5 m²), and a Cycle store. The driveway construction is detailed with a turning space (6,000) and a No. 3a allocated parking space (5,000). The driveway is to be constructed with porous block paving, sand infill, and a 100mm sharp sand layer. The existing fence is to be replaced with a new maximum 600mm high fence, and the existing dropped kerb is to be retained. The plan also shows the location of a new foul drain connection to No. 3a and the existing BT box.

Driveway Construction

Porous block paving with sand infill, on 100mm sharp sand, on Treetex T300 layer, on 50mm crushed angular stone (basalt), on Cellweb TRP cellular confinement system infilled with 20-40mm angular crushed stone (basalt), no fines.

Turning space

6,000

No. 3a allocated parking space

5,000

Electric Vehicle Charging Point

Existing fence to be replaced with new maximum 600mm high fence, visibility splay to remain functional and ensure 25m SSD in both directions

Existing dropped kerb to be retained

Existing fence to be removed and replaced with maximum 600mm high facing brickwork wall with coping stone finish, visibility splay to remain functional

Denotes location of new foul drain connection to No. 3a

Existing BT box

Indian Sandstone Paving

Kitchen Diner
Area: 14.8 m²

Lounge
Area: 17.1 m²

Hall
Area: 9.5 m²

Utility
Area: 3.3 m²

WC
Area: 1.5 m²

Cycle store

Denotes 2.0m high fence

2.0m x 2.0m x 600mm visibility splay

2.0m x 2.0m x 600mm visibility splay

Marshall's concrete block brindle red permeable paving

Pavement

Road

Bathroom
Area: 4.9 m²

Landing
Area: 3.7 m²

Study
Area: 5.8 m²

Bedroom Two
Area: 9.1 m²

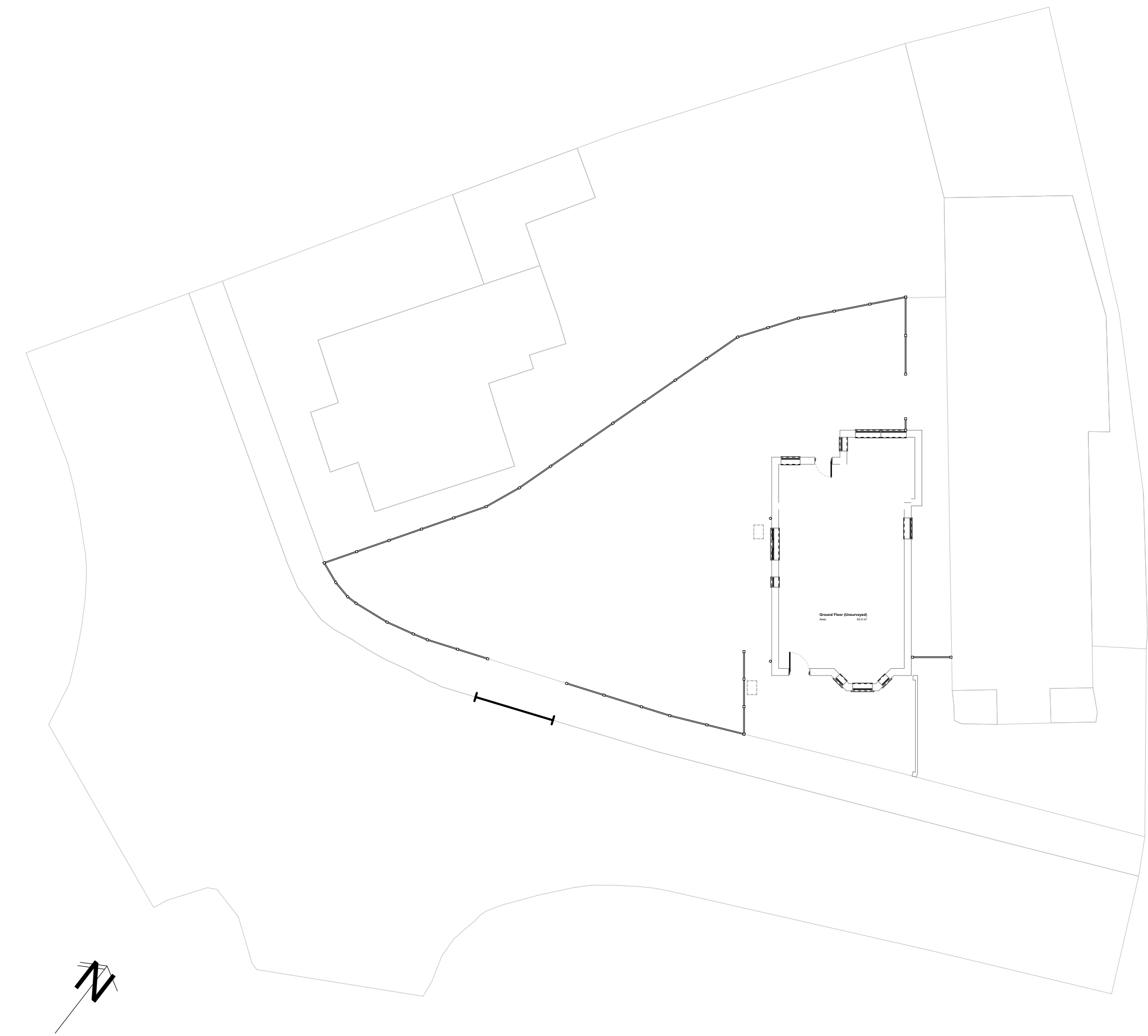
Master Bedroom
Area: 11.2 m²

Drawings are NOT to be stated and must be read in accordance with an associated architectural, surveying, engineering and service drawings. If in doubt, please ask.

1m at 1:50	1	2	3	4				
5m at 1:200	1	2	3	4	5	6	7	8
1m at 1:200	5	10	15	20	25	30	35	40
5m at 1:500	5	10	15	20	25	30	35	40

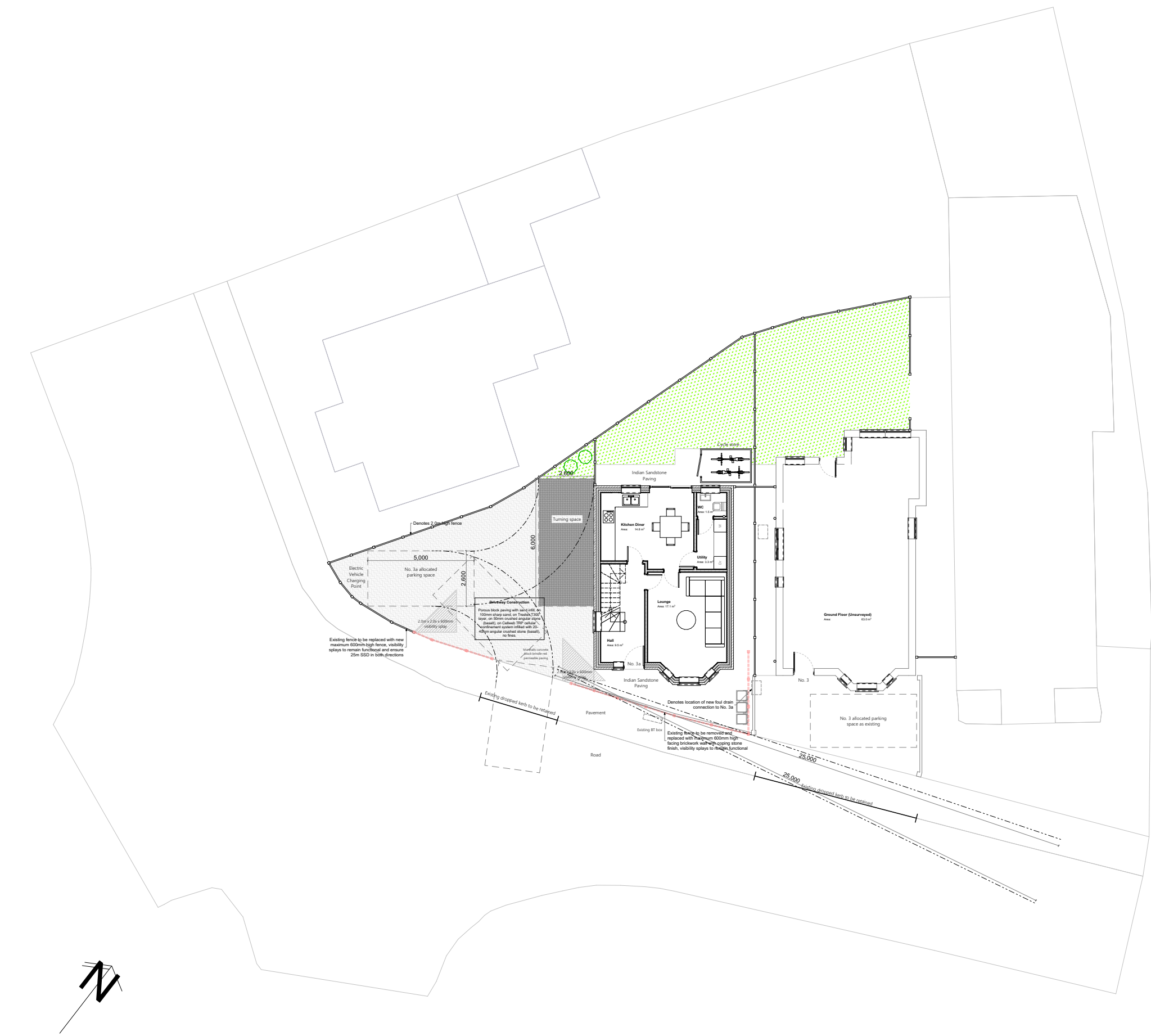
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Existing



Site Plan as Existing
1:200

Proposed



Site Plan as Proposed
1:200

Electric Vehicle Charging Points and Associated Infrastructure

Residential Development Less Than 10 Spaces (BCP Council Parking SPD, adopted 6th January 2021).

20% of bays to have 'active' chargepoint provision defined as an actual socket connected to the electrical supply system that vehicle owners can plug their vehicle into.

80% of bays to have 'passive' chargepoint provision defined as s the network of cables and power supply necessary so that at a future date a socket can be added easily.

All EV charging point connections to conform to national and industry benchmarks BS 61851 and BS 7671.

Management and maintenance arrangements for charge points should be determined on a site by site basis to meet the needs of the users in question. This should include any leasehold and freehold consents and or responsibilities regarding use, payments, charges or approvals.

Individual charge sockets are considered appropriate for residential overnight charging or where long dwells greater than 6 hours is expected.

Communal fast charges are expected where the destination charging reflects shorter dwell times of around 2 hours or where individual charge sockets are not appropriate.

Intensive communal rapid chargers are expected in destinations of high demand, or of short dwell times typical of up to 1 hour.

Communal facilities must be capable of simultaneous use serving all "active" bays.

Charge Point Specification

EV Charging Requirement	Charge Point Specification	Power Requirement
Individual charge socket	7kW Mode 3 with Type 2 Connector	230V AC 32A Single Phase dedicated supply
Communal fast charge socket	Feeder pillar or equivalent permitting future connection	230V AC 32A Single Phase dedicated supply
Intensive communal rapid charge socket	50kW -350kW Mode 4 (DC) Multi-standard charge point	400V AC 100A Triple Phase dedicated supply

ADAM DUNN DESIGN

ARCHITECTURAL DESIGN
PLANNING APPROVAL

ARCHITECTURAL DESIGN
PLANNING APPROVAL
BUILDING CONSULTANCY

PLANNING NOTES

DRAINAGE (SUDS)

A new soakaway will be designed in accordance with Approved Document H & BRE Digest 365, the design allows an increase of 30% for climate change. The proposed hardstanding areas shall be laid with a cross fall so all rainwater shall be directed into the ground locally and within the site boundaries. Provide a silt trap to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The silt trap shall be cleared weekly until the development is completed after which a three monthly inspection rota shall be followed.

WASTE STORAGE

A new area will be provided for bin storage.

BOUNDARY TREATMENT

The site shall be surrounded in 2.0m high fencing.

EXTERNAL MATERIALS

Walls	01 - Render 02 - Vertically hung tile cladding
Roof	03 - Slate tile
Windows & Doors	04 - uPVC white
Rainwater Goods	05 - uPVC white
*	Denotes obscured glazing Pilkington level 5

AREAS

Existing Floor Area	108.50 m²
Proposed Floor Area	80.90 m²
Site Area	342.50 m²

DRAWING NOTES

M	10/12/2025	Highways Amendment
L	10/10/2025	Highways Amendment
K	17/09/2025	Highways Amendment
I	08/08/2025	Highways Amendments
G	04/06/2025	Client Alterations
F	24/04/2025	Client Alterations
E	08/09/2024	1.5m Reduction in First Floor Rear Projection, Mono Pitch Roof Added to GF
D	23/07/2024	Added Cycle Store, Boundary Treatment and Amended Allocated Parking
C	13/04/2024	Application Amended to 1No Two Storey Three Bed Dwellinghouse

REV	DATE	DESCRIPTION
CLIENT		

Malcolm Scott

PROJECT

Proposed 1No Two Storey Three Bed Dwellinghouse

ADDRESS

3 Nursery Road, Moordown, Bournemouth, BH9 3AS

DRAWING

Site Plans as Existing and Proposed

STATUS

Planning Permission Application

DATE

April 2024

SCALE @ A1

1:200


DRAWING N°

22154-00-04

REVISION

M

ARCHITECTURAL DESIGN
PLANNING APPROVAL
BUILDING CONSULTANCY

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ISSUE SCHEDULE

Preliminary	<input checked="" type="checkbox"/>	Building Regs	<input type="checkbox"/>
Planning	<input type="checkbox"/>	Construction	<input type="checkbox"/>

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1m at 1:50	2	3	4
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1m at 1:200	2	3	4
1m at 1:500	2	3	4
1m at 1:2500	2	3	4

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