

Supplementary Papers for Western BCP Planning Committee



Date: Thursday, 15 January 2026

6. Schedule of Planning Applications

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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.

7. Appeals Report

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Updated appendix 2 of the appeals report.

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WESTERN BCP PLANNING COMMITTEE – 15 JANUARY 2026

ADDENDUM SHEET

6a

86 Churchill Road, Poole BH12 2LU

APP/25/00143/F

No updates

6b

88 Churchill Road, Poole BH12 2LU

APP/25/00144/F

No updates

6c

34 Buccleuch Road

P/25/02147/FUL

Update:

Error in report. Latest Urban Design Officer comments (15.10.2025) state:

No Objection

Another set of amendments were received on 25/09/2025 in response to feedback from the Council's Officers. The revisions have produced a more refined and contextually sensitive scheme. The reduced visual dominance at the corner is a welcome improvement, and the revised built form and footprint allow the building to sit more comfortably within the site. Collectively, these changes contribute positively to the overall quality of the development.

Therefore, the Urban Design Officer has no objection to the proposals, contrary to the detail in the report.

Update:

Condition 9 should refer to the details in condition 8 and not condition 7. The amended condition should therefore read:

9. Prior to occupation, maintenance and management of the Surface Water Management scheme required via **condition 8** must be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

Update:

For clarification only

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	1	@ £360	@ £129
	Proposed	13		
	Net increase	12	£4153	£1490
Total Contributions			£4153 + £207.65 admin (plus 5% admin fee, min £75)	£1490 + £74.50 admin (plus 5% admin fee, min £25)
CIL	Zone A		@£282.80sq m	

Update:

Housing for an ageing population

In order to meet the needs of the ageing population Policy PP12 (3) requires at least 20% of a mix of the housing types on sites over 1,000sqm floor space to comply with Part M4 (2) of the building Regulations, in order to deliver adaptable and accessible homes. The proposed plans identify 2 flats (Unit 4 and 5), which would be an equivalent of 20% provision, as required by Policy PP12 and therefore the proposal would be policy compliant. The details of the provisions for the accessible homes could be secured by condition.

Condition to be added:

Condition 26:

The 2 first floor flats (Flat 4 and 5) within the block of flats, hereby permitted, as identified on the approved plans, shall be built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended) to provide the policy required 20% of accessible homes on site.

Reason: In the interests of meeting the needs of the ageing population and in accordance with Policy PP12 of the Poole Local Plan (November 2018).

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Committee Report (between Appeal Start Date)

Agenda Item 7

<u>Appeal Number:</u>	<u>Location:</u>	<u>Proposal:</u>	<u>Appellant Name:</u>
Appeal Type 8/24/0668/FUL REF	140 Stanpit Christchurch BH23 3NE	Demolish existing buildings and erect a replacement 2-bedroom house with a raised floor level to 2.6m AOD to assist with flood defences (existing height	Mr Sean Fane
APP/23/01051/F REF	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole, BH12 1AR	Alteration and upward extension of the buildings to create second and third floors of accommodation on each building to create 10 additional	Maintenance Securities Investments Ltd
APP/24/01005/P REF	7A Spencer Road, Poole, BH13 7ET	Major outline application for the demolition of the existing dwelling and erect a replacement building containing 7 apartments with	Mr and Mrs Nunhuck
APP/24/01374/F REF	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to	Rockwater Bournemouth Ltd
APP/24/01375/F RPC	Sandbanks Beach Cafe/Restaurant & Kiosk, Banks Road, Poole, BH13 7QQ	Variation of condition 2 & 5 of planning permission APP/22/00740/F as described in that description to amend the plans under condition 2 to	Rockwater Bournemouth Ltd
APP/25/00101/F RPC	Land Adjacent 270 - 272 Ashley Road, Poole, BH14 9BZ.	Variation of condition 2 of planning permission APP/21/00430/F as described in that description of development to ommit the side	Mr Johnson
C/2023/1513 ENF	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	Mr Paul Trubody
P/25/00095/FUL REF	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure	Millear Limited
P/25/00153/HOU REF	98 Gladstone Road East Bournemouth BH7 6HQ	Single and two storey rear extensions to the dwellinghouse and construction of a garden room using the existing detached	Mr Martin Wybrow
P/25/00201/TTPO RTP	15 Shelley Close Christchurch BH23 4HW	T1 Lime - Fell to ground level and replant with Fastigiate Hornbeam.	Mr C Read
P/25/00561/FUL REF	7 Knole Gardens Bournemouth BH1 3QY	Proposed new build dwelling with associated access and parking.	Mr Gareth Horsey
P/25/00576/FUL REF	383 Wimborne Road Poole BH15 3ED	New single storey dwelling on land to rear of 383 Wimborne Road	Mitchell Reeves

Committee Report (between Appeal Start Date)

<u>Appeal Number:</u>	<u>Location:</u>	<u>Proposal:</u>	<u>Appellant Name:</u>
<u>Appeal Type</u>			
P/25/00686/FUL	Garages rear of 12 Osborne Road	Demolition of two garages and erection of a dwellinghouse	Mr Alfie Mehson
REF	Bournemouth BH9 2JL		
P/25/00728/FUL	The Lodge 2A Burton Road	Replacement dwelling with associated parking and access	Mr Stephen Griffiths
REF	Poole BH13 6DU		
P/25/00729/FUL	The Lodge 2A Burton Road	Replacement dwelling with associated parking and access	Mr Stephen Griffiths
REF	Poole BH13 6DU		
P/25/00734/FUL	The Lodge 2A Burton Road	Replacement dwelling with associated access and parking	Mr Stephen Griffiths
REF	Poole BH13 6DU		
P/25/00862/TTPO	Mudehaven Court 64 Mudeford	T2 - Monterey Pine: - Fell to ground level.	Eileen McBlain
RTP	Christchurch BH23 3NN	T5 - Monterey Cypress - Fell to ground level. T6 - Monterey Cypress -	
P/25/01654/ADV	156 Barrack Road	Erection of an internally illuminated gable end D48 advertisement	C/O Agent
CND	Christchurch BH23 2BD		
P/25/01923/CONDR	78 Normanhurst Avenue	Variation of planning application 7-2024-29358	Nicki Talbot
REF	Bournemouth BH8 9NR	Condition 3 Change of plans to increase size of dormers	
P/25/01946/HOU	25 Meadow View Road	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony	Mr Walker
REF	Bournemouth BH11 9RD		
P/25/01995/HOU	34 Sopers Lane	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining	Hayley Nunn
REF	Poole BH17 7ES		
P/25/02241/FUL	10 Sopers Lane	To sever land and erect 2no. detached chalet bungalows with vehicular access shared with no. 10 Sopers Lane.	Mr J Bell
REF	Poole BH17 7ES		
P/25/02245/HOU	29 Links Road	Retrospective: Erection of a 2m Close Boarded Fence	Mr & Mrs Toomer
REF	Poole BH14 9QS		
P/25/02547/ADV	465 Poole Road	Advertisement consent for sign on side of building for roofing business and bed shop	Complete Roofing Solutions (Dorset) Ltd
RAC	Poole BH12 1DH		

Committee Report (between Appeal Start Date)

<u>Appeal Number:</u>	<u>Location:</u>	<u>Proposal:</u>	<u>Appellant Name:</u>
<u>Appeal Type</u>			
P/25/02618/ADV	Land adj. Esso Service Station & Tesco Express	Freestanding advertising structure featuring one	Mr Martin Stephens
RAC	The Grove & Barrack Road	internally illuminated	
	Christchurch	sequential display screen facing	
	BH23 2EX	West to replace four existing	
P/25/03040/HOU	61 Rugby Road	Retrospective application for	Mrs Lucy Lees
	Poole	erection of a fence adjacent to	
REF	BH17 7HL	the roadside (above the height of 1m) and relocation of	
		driveway	
P/25/03124/FUL	1 Alumhurst Road	Erection of new metal frame	Mr Matthew Armitage
	Bournemouth	retractable roof pergola to rear	
REF	BH4 8EL	courtyard garden.	
P/25/03198/HOU	37 Southbrook Close	Introduction of Juliet balcony	Mr Shaun Sutton
	Poole	to rear first floor (replacing	
REF	BH17 8BG	window with doors) and	
		alteration to existing single	
		storey roof to allow for the	
P/25/03356/FUL	4 Sopers Lane	Demolish garage, outbuilding	Mr J Bell
	Poole	and sunroom to rear of	
REF	BH17 7ES	dwelling at no. 4 Sopers Lane,	
		carry out internal alterations to	
		the existing dwelling to reduce	

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