

Supplementary Papers for Eastern BCP Planning Committee

Date: Monday, 6 July 2026



5. Schedule of Planning Applications

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

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EASTERN BCP PLANNING COMMITTEE – 6 JULY 2026

ADDENDUM SHEET

5a

Address: JP Morgan Chase Bank, 1 Chaseside, Bournemouth, BH7 7DA

Application number P/25/04768/FUL

Update:

Change the wording of paragraph 2 to read as follows:

*The proposed office block is intended to replace the previously demolished Wiltshire Building, in order to provide office accommodation allowing all employees to return to the office from working from home. The building would also contain additional facilities for staff as well as meeting rooms. The proposed decked parking structure will increase parking capacity by 104 parking spaces within the existing car park area. This would be constructed as a single deck across part of the existing car park to the northern end. The car park deck would be clad with perforate car park cladding. At present the existing car park features a frame supporting solar PV panels above it. The proposed development would reintroduce the solar PV panels above the new deck of the car park. An additional car park will be constructed as part of the development, replacing an increasing the number of spaces including disabled spaces, with a total net increase of **118** spaces.*

Update:

Change the wording of paragraph 17 to include comments from Wessex Water:

Comments received 20th May 2026

- Drainage strategy for surface water which details an outfall into public surface water drain*
- This is acceptable*

Update:

Change the wording of paragraph 37 to read as follows:

*The proposal is to construct an additional 136 parking spaces, the majority of which will be delivered on an additional deck above the existing car park. Due to the alterations to the existing car park this will result in the net increase of parking spaces within the car park by 104 spaces. In addition to this, a small additional car park will provide 7 new blue badge spaces, 5 standard parking spaces and 2 bays with EV charging facilities. This will be located to the north east of the proposed office building. Therefore, the overall number of parking spaces will be increased by **118**, providing a total number of spaces across the site of 1021 spaces. In addition, the 257 off-site leased spaces at Littledown will also be retained, providing a total overall parking provision of 1278 spaces.*

Update:

Change the wording of the S106 Heads of Terms to state the following:

- *Travel Plan Monitoring Fee of £10,095*
- *CPZ extension study and TRO fees if the study confirms the CPZ extension is required*
- *The applicant to enter into a highway works agreement with the Council as Highway Authority using the provisions of Section 278 of the Highways Act 1980 to deliver the following:*
 - *Bus stop improvements to include a new bus shelter fitted with Real Time Passenger Information and CCTV at 'Cooper Dean' (SW Bound) bus stop.*
 - *'Keep Clear' markings to be inserted in an appropriate location by Chaseside roundabout.*

Update:

Update to the wording of condition 14 to remove formatting error as follows:

14. *Prior to development above the damp proof course, details of biodiversity recommendations as outlined in section 7.13.5 for bats and 7.15.5 for birds of 'Proposed Office Building and Car Parking, Chaseside Campus, Bournemouth Ecological Assessment by Red Ecology to be supplied and once agreed must be implemented in full and maintained.*

Reason: To ensure compliance with National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and policy CS30 "enriches biodiversity and wildlife habitat"~~1.~~

~~The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.~~

~~Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).~~

Update:

Update to the wording of condition 21 to read as follows:

No part of the development hereby permitted shall be first brought into use unless a "Landmark Bow" bus shelter (or similar as approved by the local planning authority) fitted with Real Time Passenger Information and CCTV at 'Cooper Dean (SW Bound) bus stop, which is referred in Table 4.1 of the TS 'Bus Service Summary, has been fully constructed and laid out in accordance with a specification that has first been submitted to and approved in writing by the local planning authority. Thereafter, the Highway Works shall at all times be retained, kept free from obstruction and available for use and maintained in a manner such that the areas remain so available.

Reason: In the interests of highway safety and promoting sustainable methods of transport.

Update:

Additional condition to provide for a Travel Plan (condition 23):

Prior to occupation of the development hereby permitted, an updated Travel Plan must be submitted to and approved in writing by the local planning authority. The development shall thereafter only be carried out in accordance with approved Travel Plan and the approved Travel Plan shall at all times be accorded with.

Reason: In order to mitigate the impact of the development upon the local highway network and surrounding neighbourhood by promoting sustainable modes of transport

Update:

Add Informative Note:

The applicant is advised that the process for the Section 278 Highway Works Legal Agreement can be time consuming and should be initiated a minimum of 6 months prior to occupation of the development.

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