

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 08 May 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Vice-Chair in the chair

Present: Cllr D A Flagg, Cllr M Gillett, Cllr G Martin, Cllr Dr F Rice,
Cllr J Salmon, Cllr T Slade and Cllr L Williams

Also in Cllr G Farquhar
attendance:

1. Apologies

Apologies were received from Cllr J Clements, Cllr P Hilliard and Cllr M Tarling.

2. Substitute Members

There were no substitute members.

3. Election of Chair

The current Vice Chair of the Committee presided over this item and sought nominations for the election of Chair. A nomination was received and seconded for Cllr P Hilliard. No further nominations were received.

RESOLVED that Cllr P Hilliard be elected as Chair of the Eastern BCP Planning Committee for the Municipal Year 2025/26.

4. Election of Vice Chair

In the absence of the Cllr Hilliard, the Committee agreed that Cllr D Flagg should preside over this item to seek nominations for the election of Vice Chair. A nomination was received and seconded for Cllr M Le Poidevin. No further nominations were received.

RESOLVED that Cllr M Le Poidevin be elected as Vice Chair of the Eastern BCP Planning Committee for the Municipal Year 2025/26.

The Vice Chair in the Chair presided over the remainder of the meeting.

5. Declarations of Interests

Cllr G Martin declared a non-pecuniary interest in the application for the Captain's Club Hotel, Wick Lane, Christchurch. She decided not to speak or

vote and left the meeting for this item, consistent with her declaration when a previous application had been referred to committee.

6. Confirmation of Minutes

The minutes of the meeting held on 17 April 2025 were confirmed as an accurate record for the Chair to sign.

Cllr J Salmon reported that he was awaiting a response from officers regarding his concern at the lack of legal representation at planning committee meetings and whether this had been subject to a risk assessment. The Chair advised that a response would be provided.

7. Public Issues

There were a number of requests to speak on planning applications on the agenda as detailed below.

8. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to C of these minutes in the Minute Book. A Committee Addendum Sheet was published on 7 May 2025 and appears as Appendix D to these minutes.

9. The Captains Club Hotel, Wick Lane, Christchurch BH23 1HU

Christchurch Town ward

8/23/0616/FUL

An extension to the existing hotel to create additional hotel bedrooms and suites and ancillary plant rooms.

Public Representations

Objectors

- ❖ Nigel Bason, on behalf of Wick Point Mews management committee
- ❖ Patricia Huckstep, local resident

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report

Voting: For – 6, Against – 0, Abstain – 1

Note: In accordance with her declaration, Cllr G Martin did not participate in the item.

10. The Bridge, 947 Christchurch Road, Bournemouth, BH7 6AZ

Boscombe East and Pokesdown ward

7-2024-5331-I

Demolition of existing flats and Outline Submission for erection of a building of up to seven storeys for up to 46 apartments (with all matters for consideration other than landscaping).

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Giles Moir, on behalf of the applicant

Ward Councillors

- ❖ Cllr G Farquhar, objecting

RESOLVED to REFUSE permission in accordance with the recommendation set out in the officer's report as updated in the Committee Addendum dated 7 May 2025 and subject to power being delegated to the Head of Planning (Operations), in consultation with the Vice Chair and Cllr J Salmon and Cllr L Williams (as mover and seconder respectively), to determine the final wording of an additional reason for refusal requested by the Committee on the grounds that the proposed housing mix of the application is contrary to policy BAP6 of the Boscombe and Pokesdown Neighbourhood Plan and NPPF (2024)

Voting: For – 7, Against – 0, Abstain – 1

Note: In accordance with Procedure Rule 14.18 Cllr G Farquhar responded to a comment made about his reasons for call in, to reiterate that these related to the status and provisions of the Boscombe and Pokesdown Neighbourhood Plan, as summarised in the report and detailed in his verbal submission.

11. 44 Minterne Road Christchurch BH23 3LE

Mudford, Stanpit and West Highcliffe

P/25/00365/HOU

Bungalow re-modelling. Demolish Garage, erect side & rear extensions, enlarge roof to form first floor accommodation.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Jola Lydka

Ward Councillors

- ❖ None registered

RESOLVED to REFUSE permission in accordance with the recommendation set out in the officer's report

Voting: For – 6, Against – 1, Abstain – 1

The meeting ended at 11.50 am

CHAIR