

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 22 January 2026 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr P Canavan, Cllr D A Flagg, Cllr M Gillett, Cllr Dr F Rice,
Cllr J Salmon, Cllr T Slade and Cllr M Tarling

83. Apologies

Apologies were received from Cllr J Clements.

84. Substitute Members

There were none.

85. Declarations of Interests

There were none.

86. Confirmation of Minutes

The minutes of the meeting held on 18 December 2025 were confirmed as an accurate record and signed by the Chair.

87. Public Issues

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

88. Schedule of Planning Applications

The Committee considered five planning application reports, copies of which had been circulated and which appear as Appendix A and E to these minutes in the Minute Book. A Committee Addendum Sheet was published on 21 January 2026 and appears as Appendix F to these minutes.

Note: The running order was amended to take Item 6b before Item 6a and item 6d before Item 6c.

89. Westover Retail Park, Castle Lane West, Bournemouth BH9 3JS

Moordown Ward

P/25/02274/FUL

Redevelopment of the Westover Retail Park to provide a Class E(a) retail store with associated parking, landscaping and access works.

The Chair referred to the updated recommendation to defer the application for the reasons specified in the Committee Addendum.

RESOLVED to DEFER the application in accordance with the updated recommendation in the Committee Addendum dated 21.1.26, to resolve issues and clarify matters raised by both the applicant and an objector

Voting: Unanimous

Note: For the avoidance of doubt Cllr J Salmon did not participate in the vote as he was the committee member who had called in the application.

90. Vitality Stadium, Kings Park Drive, Bournemouth BH7 7AF

Littledown and Iford Ward

P/25/03733/FUL

Erection of new perimeter fence line including turnstiles, extension of West Stand (not general admission seating), foundations for new South Stand, creation of enlarged outside broadcasting area and away team coach parking, realignment of combined pedestrian / cycle path, landscaping and associated works. Includes demolition and relocation of existing buildings and structures.

Public Representations

Objectors

- ❖ Nick Day
- ❖ Gavin Tew

Applicant/Supporters

- ❖ Jim Frevola, applicant
- ❖ Peter Lamb, agent

Ward Councillors

- ❖ Cllr Lawrence Williams
- ❖ Cllr Sharon Carr-Brown (adjoining ward)

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 21.1.26.

Voting: For – 8, Against – 0, Abstain – 1

Note: During discussion it was suggested that the Transport Working Group include representation from councillors, residents and the Council's Green Space team and it was noted that as part of the resolution power was

delegated to the Head of Planning to agree specific wording for the terms of the Section 106 agreement.

91. The Beach House Cafe, Mudeford Sandbank, Bournemouth BH6 4EN (P/25/04071/CONDR application)

East Southbourne and Tuckton Ward

P/25/04071/CONDR

Variation of conditions 1 and 2 of Planning Application 7-2021-11229-N To change period of continued use and conditions of the removal
Use of land for the temporary siting of 4 storage containers in connection with the existing use of the site for the sale and consumption of food & refreshments - Existing unauthorised.

Public Representations

Objectors

- ❖ Claire Bath, Mudeford Sandbank Beach Hut Association

Applicant/Supporters

- ❖ Clare Spiller, agent
- ❖ Richard Slater, applicant

Ward Councillors

- ❖ Cllr Bernadette Nanovo, in support

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 21.1.26

Voting: For – 8, Against – 0, Abstain – 1

92. The Beach House Cafe, Mudeford Sandbank, Bournemouth BH6 4EN (P/25/03404/FUL application)

East Southbourne and Tuckton Ward

P/25/03404/FUL

Change of Use from open space to Class E(b) and the siting of 8 picnic benches in connection with the adjacent Beach House Café.

Public Representations

Objectors

- ❖ Darren Pidwell, Mudeford Sandbank Beach Hut Association

Applicant/Supporters

- ❖ Clare Spiller, agent,
- ❖ Richard Slater, applicant

Ward Councillors

- ❖ Cllr Bernadette Nanovo, in support

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 21.1.26

Voting: For – 8, Against – 1, Abstain – 0

93. 65A Richmond Wood Road, Bournemouth, BH8 9DQ

Queens Park ward

P/25/03589/FUL

Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO.

Public Representations

Objectors

- ❖ Alan Jackson
- ❖ David Fazackerley

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr Sharon Carr-Brown, objecting
- ❖ Cllr Alasdair Keddie, objecting

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report for the following summary reasons with delegated authority to the Head of Planning Operations to agree the final detailed wording of the reasons for refusal:

- Out of character with prevailing character of the area
- Poor standard of residential amenity for future occupiers
- Impact on neighbouring residential amenity due to proximity of property
- Lack of car parking
- Inadequate width of alleyway for cycle facilities

Contrary to Policy 6.17 of the Bournemouth District Wide Local Plan (2002) and Policies CS16, CS18 and CS41 of the Bournemouth Core Strategy (2012) and the Parking Standards Supplementary Planning Document (SPD) (2021)

Voting: For – 8, Against – 0, Abstain – 1

Note: During the debate a move to defer the application was seconded but not carried, the Chair using his casting vote against the move:

Voting: For – 4, Against – 5, Abstain – 0

94. Appeals Report

The Committee considered a joint report from the Development Management Managers, a copy of which had been circulated and which appears as Appendix G to these minutes in the Minute Book

The report was for noting and provided an update on the Local Planning Authority's appeals performance over the stated period. The Chair highlighted that the Local Planning Authority was performing within target for major and non major applications.

The Committee noted the report.

The meeting was adjourned between 11.30am and 11.38am
The meeting ended at 2.00 pm

CHAIR