

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 19 February 2026 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr P Canavan, Cllr J Clements, Cllr D A Flagg, Cllr M Gillett,
Cllr B Hitchcock (In place of Cllr Dr F Rice), Cllr G Martin,
Cllr J Salmon, Cllr T Slade and Cllr M Tarling

95. Apologies

Apologies were received from Cllr Dr F Rice.

96. Substitute Members

Notification was received that Cllr B Hitchcock was substituting for Cllr Rice for this meeting.

97. Declarations of Interests

For transparency Cllr T Slade advised that he would not be participating in the application for Southbourne Crossroads Car Park.

98. Confirmation of Minutes

The minutes of the meeting held on 22 January 2026 were confirmed as an accurate record and signed by the Chair.

99. Public Issues

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

100. Schedule of Planning Applications

The Committee considered three planning application reports, copies of which had been circulated and which appear as Appendix A to C to these minutes in the Minute Book. A Committee Addendum Sheet was published on 18 February 2026 and appears as Appendix D to these minutes.

101. Land east of Phase 8 Hoburne Farm Estate Christchurch BH23 4HP

Mundeford, Stanpit and West Highcliffe ward

8/23/0512/FUL

Redevelopment of land adjacent to phase 8 Hoburne Farm to provide 104 residential dwellings, public open space, landscaping and infrastructure (to include roads, pathways and access to Cornflower Drive)

Public Representations

Objectors

- ❖ Michelle Holley
- ❖ Nigel Brooks

Applicant/Supporters

- ❖ Jim Forward
- ❖ Giles Moir

Ward Councillors

- ❖ Cllr Lesley Dedman, generally supportive

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 18.2.26.

Voting: For – 10, Against – 0, Abstain – 1

102. 55 Highfield Road Bournemouth BH9 2SE

Wallisdown and Winton West ward

P/25/04672/FUL

Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores

Public Representations

Objectors

- ❖ David Higgins
- ❖ Michael Cracknell

Applicant/Supporters

- ❖ Alexander Osborne, applicant

Ward Councillors

- ❖ Cllr Richard Herrett, 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:

- **Harmful intensification by way of change of use from C4 to sui generis resulting in detrimental impact on character of the area**
- **Intensification harmful to existing neighbouring residential amenity**
- **Failure to secure financial contributions towards Heathlands mitigation and New Forest mitigation**

Contrary to Policies CS41 and CS33 of the Bournemouth Local Plan: Core Strategy (2012) and saved Policy 6.17 (i) of the Bournemouth District Wide Local Plan (2002)

Voting: For – 7, Against – 4, Abstain – 0

Note: At the end of this agenda item Cllr M Gillett and Cllr T Slade left the meeting.

103. Southbourne Crossroads Car Park Southbourne Coast Road Bournemouth BH6 3NH

East Southbourne and Tuckton ward

P/25/04045/CONDR

Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated under croft car parking) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).

Public Representations

Objectors

- ❖ Nadia McGarry
- ❖ Elizabeth Bates

Applicant/Supporters

- ❖ Chris Miell, on behalf of the applicant

Ward Councillors

- ❖ Cllr Bernadette Nanovo (call in), 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:

- **Adverse impact on neighbouring residential amenity**

- **Failure to secure financial contributions towards Heathlands mitigation and New Forest mitigation**

**Contrary to Policies CS41 and CS33 of the Bournemouth Local Plan:
Core Strategy (2012)**

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

The meeting was adjourned between 12.21pm and 12.29pm
The meeting ended at 1.39pm

CHAIR