

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 15 September 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr J Clements – Vice-Chairman

Present: Cllr J Challinor, Cllr A Chapmanlaw, Cllr G Farquhar, Cllr P Sidaway
and Cllr P Cooper

41. Apologies

Apologies were received from Cllrs B Hitchcock, G Martin, S McCormack and K Salmon.

42. Substitute Members

Cllr P Cooper substituted for Cllr G Martin

43. Declarations of Interests

There were none on this occasion.

44. Confirmation of Minutes

The minutes of the meeting held on 17 July were approved as a correct record.

45. Public Issues

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

46. Schedule of Planning Applications

The Committee considered planning application reports, a copy of which had been circulated and which appear as Appendices A and B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 12 September 2025 and appears as Appendix D to these minutes in the Minute Book. The individual planning applications are detailed below:

47. 281 - 291 Bournemouth Road

Penn Hill Ward
APP/24/00498/P

Demolition existing buildings and erect up to 15 dwellings in three with associated parking and access.

Public Representations

Objectors:

- ❖ Danielle Ostler and Duncan Jamieson

Applicant/Supporters

- ❖ Giles Moir, Agent and Paul Sheehy, applicant

Ward Councillors:

- ❖ None

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report for the following reasons as discussed by the Committee and which are subject to the final wording being agreed with the Chair and Vice-Chair:

- The cramped form of development resulting in substandard external amenity space for Block A to the rear of the development site, contrary to PP27 of the Poole Local Plan and paragraph 135(f) of the National Planning Policy Framework.
- The proximity of Block A to the residential properties at the rear of the site will create a harmful level of overlooking resulting in harm to residential amenity contrary to Poole Local Policy PP27 and paragraph 135(f) of the National Planning Policy Framework.
- Lack of Section 106 contributions.

Voting: Unanimous

48. 310 Sandbanks Road, Poole BH14 8HZ

Canford Cliffs Ward

P/25/00183/FUL

Sever plot and erect a detached dwelling with associated access, parking and landscaping works.

Public Representations

Objectors

- ❖ Dorset Lakes Community by written statement

Applicant/Supporters

- ❖ Matt Annen

Ward Councillors

- ❖ Cllr Gavin Wright by written statement

RESOLVED to GRANT permission in accordance with the officer recommendation and the conditions as set out in the officer's report and amended by the published addendum.

Voting: For: 6; against: 1; Abstentions: 0

49. Appeals report

The Development Management Manager presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'D' to these Minutes in the Minute Book. The report provided an update to the Western Planning Committee on the Local Planning Authorities Appeal performance over the stated period. The Committee were informed that the Council were meeting national targets.

The Western Planning Committee requested that in future the report indicate whether the decisions were by officers or by a Planning Committee.

RESOLVED that the planning committee note the contents of the report.

Voting: Nem. Con.

The meeting ended at 11.56 am

CHAIRMAN