

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 15 January 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr J Clements – Vice-Chairman

Present: Cllr C Adams, Cllr A Chapmanlaw, Cllr P Cooper, Cllr B Hitchcock
and Cllr J Salmon

75. Apologies

Apologies were received from Cllrs Sidaway, McCormack and Challinor.

76. Substitute Members

There were no substitute members

77. Declarations of Interests

There were no declarations.

78. Confirmation of Minutes

The minutes of the meeting held on 4 December 2025 were confirmed as an accurate record.

79. Public Issues

The Chair advised that there were a number of requests to speak on the planning applications as detailed below.

80. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – C to these minutes in the Minute Book. A Committee Addendum Sheet was published on 14 January 2026 and appears as Appendix D to these minutes.

81. 86 Churchill Road, Poole BH12 2LU

Newtown and Heatherlands ward

APP/25/00143/F

Convert semi-detached property to an HMO (8 units)

Public Representations

Objectors:

- ❖ Jacob Tranter
- ❖ Ben Winter

Applicant/Supporters:

- ❖ None registered

Ward Councillors:

- ❖ Cllr Millie Earl
- ❖ Cllr Sandra Mackrow

RESOLVED to GRANT permission in accordance with the recommendation set out in the officers report with a condition that the applicant was to provide a management plan in relation to noise. Also with an update to trigger 4 to now read Prior to the property being brought into sui generis use.

Voting: For - 3, Against - 2, Abstain - 2

82. 88 Churchill Road, Poole BH12 2LU

Newtown and Heatherlands ward

APP/25/00144/F

Convert semi-detached property to an HMO (8 units)

Public Representations

Objectors:

- ❖ Jacob Tranter
- ❖ Ben Winter

Applicant/Supporters:

- ❖ None registered

Ward Councillors:

- ❖ Cllr Millie Earl
- ❖ Cllr Sandra Mackrow

RESOLVED to GRANT permission in accordance with the recommendation set out in the officers report with a condition that the applicant was to provide a management plan in relation to noise. Also with an update to trigger 4 to now read Prior to the property being brought into sui generis use.

Voting: For – 3, Against – 0, Abstain - 4

NOTE ON AGENDA ITEMS 6A AND 6B:

Although the case officer combined the applications for 86 and 88 Churchill Road into one presentation at the meeting, there was an opportunity to register to speak on each application and the Committee made a decision on each application. The Chair also declared that both applications were in her ward.

83. 34 Buccleuch Road, Poole BH13 6LF

Canford Cliffs ward

P/25/02147/FUL

Demolish existing property and erect a block of 13 flats with associated parking, access and landscaping.

Objectors:

- ❖ None registered

Applicant/Supporters:

- ❖ Giles Moir

Ward Councillors:

- ❖ None registered

RESOLVED to Grant subject to the conditions set out in the agenda report, the amendments to the conditions set out on the Addendum Sheet relating to the revised wording of Condition No.9 and the addition of Condition No.26; and the replacement of Condition No.14 Which states "No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Method Statement and Tree Protection Plan from Treecall Consulting Ltd dated 14 November 2025.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction".

The above was agreed with power delegated to the Head of Planning Operations (including any officer exercising their powers) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision; together with a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms set out in the agenda report with power delegated to the Head of Planning to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified in this report.

Voting: Unanimous

84. 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 at Appendix 'E' 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 heard that from January to December 2025 there were 181 appeals and 31 were overturned. In December 2025 6 out of the 11 submitted were allowed.

In relation to Matchams Lane the Committee heard that the appeal was dismissed but costs were awarded against the Council as the officer had considered matters which were not part of the proposal. The Committee were reminded that they must only assess what is before them including in the proposal.

RESOLVED that The planning committee noted the contents of this report.

The meeting ended at 11.14 am

CHAIRMAN