

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**WESTERN BCP PLANNING COMMITTEE**

Minutes of the Meeting held on 05 February 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr C Adams, Cllr J Challinor, Cllr A Chapmanlaw, Cllr P Cooper, Cllr B Hitchcock, Cllr G Martin, Cllr S McCormack, Cllr J Salmon and Cllr P Sidaway

85. Apologies

There were no apologies.

86. Substitute Members

There were no substitute members.

87. Declarations of Interests

There were no declarations of interest.

88. Confirmation of Minutes

The minutes of the meeting held on 15 January 2026 were confirmed as an accurate record and signed by the Chair.

89. Public Issues

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

90. Schedule of Planning Applications

The Committee considered two planning application reports, copies of which had been circulated and which appear as Appendix A and B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 4 February 2026 and appears as Appendix C to these minutes.

91. 54 Elms Avenue, Poole BH14 8EF

Parkstone ward

P/25/03262/FUL

Demolition of existing property and erection of replacement house

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Giles Moir, on behalf of the applicant

Ward Councillors

- ❖ None registered

**RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 4.2.26.**

Voting: Unanimous

92. 5 Chaddesley Wood Road, Poole BH13 7PN

Canford Cliffs ward

P/25/03299/HOU

Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies (as revised plans received 8<sup>th</sup> December 2025)

Public Representations

Objectors

- ❖ Lesley Jeffries
- ❖ Sarah Lynch on behalf of herself and Darius Burrows

Applicant/Supporters

- ❖ Darryl Howells on behalf of the applicant

Ward Councillors (not on committee)

- ❖ None registered

**RESOLVED to REFUSE permission contrary to recommendation set out in the officer's report with power delegated to the Head of Planning Operations in consultation with the Chair and Vice Chair to determine the final wording of the following reasons for refusal:**

- The proposed separation and increased height bulk and massing would result in a relationship that would result in a harmful tandem arrangement that would appear overbearing and cramped, resulting in adverse harm to character.
- The proposal due to its increase in height, bulk, scale and its relationship to the surrounding residential properties, notably 5a, 3, 3a, 7 and Seashores in Chaddesley Wood Road and 26 Shore Road would result in an arrangement that would result in

**harm to residential amenity by way of overbearing, impact and loss of light.**

**Contrary to Policy PP27 of the Poole Local Plan (Adopted November 2018)**

Voting: Unanimous

Note: As clarified in the Committee Addendum dated 4.2.26, it was noted that the councillor who had called in the application was Cllr Gavin Wright, not Cllr John Challinor.

The meeting was adjourned between 10.21am and 10.29am.

The meeting ended at 11.24 am

CHAIR