

Notice of Western BCP Planning Committee



Date: Thursday, 14 May 2026 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY

Membership:

Chairman:

To be elected

Vice Chairman:

To be elected

Membership of the Western Planning Committee to be confirmed at Annual Council on 12 May 2026.

All Members of the Western BCP Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=6403>

If you would like any further information on the items to be considered at the meeting please contact: on 01202 096660 or email

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email press.office@bcpcouncil.gov.uk

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

AIDAN DUNN
CHIEF EXECUTIVE

6 May 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

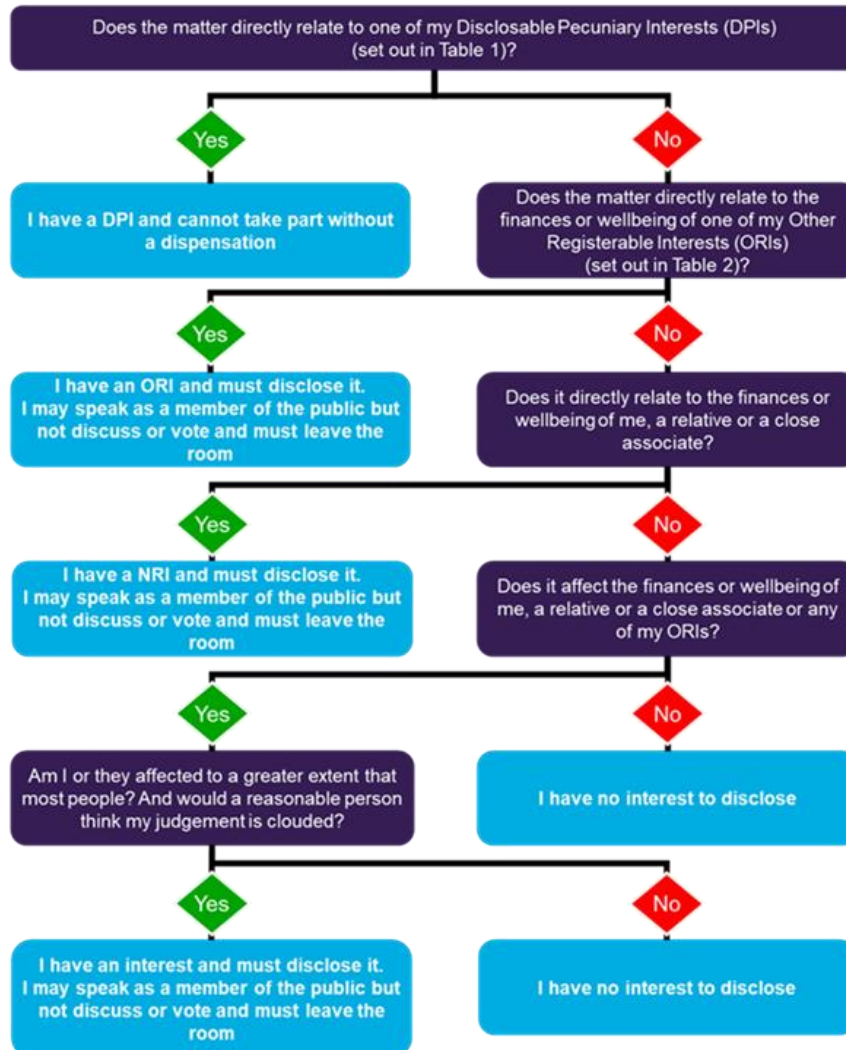


Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests



What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

AGENDA

Items to be considered while the meeting is open to the public

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

3. Election of Chair

To elect a Chair of the Western BCP Planning Committee for the Municipal Year 2026/27.

4. Election of Vice-Chair

To elect a Vice Chair of the Western BCP Planning Committee for the Municipal Year 2026/27.

5. Declarations of Interests

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

6. Confirmation of Minutes

To confirm and sign as a correct record the minutes of the meeting held on 2 April 2026.

7 - 10

7. Public Issues

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

11 - 18

The deadline for the submission of requests to speak is 10.00am on Wednesday 13 May 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=614>

Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.
- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, must not exceed 450 words and will be treated as amounting to two and a half minutes of speaking time.

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

ITEMS OF BUSINESS

8. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chair retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in

some cases, may be difficult to read. To search for planning applications, please use the following link:

<https://www.bcpCouncil.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

- | | | |
|----|--|----------|
| a) | <p>Former Homebase Redlands Poole Road Poole BH12 1DN
Alderney and Bourne Valley Ward

P/25/03190/FUL</p> <p>External alterations associated with the internal subdivision of the unit to create two units, the widening of goods to allow sale of food and drink from Unit 1, provision of new service bay, car park reconfiguration, installation of permanent plant, installation of trolley bays, and associated works.</p> | 19 - 66 |
| b) | <p>Cobham Sports And Social Club Merley Park Road Poole BH21 3DA
Bearwood and Merley Ward

P/26/00440/FUL</p> <p>Installation of additional flood lighting to the existing artificial grass sports pitch (Retrospective).</p> | 67 - 88 |
| c) | <p>75 Evering Avenue, Poole, BH12 4JG
Alderney & Bourne Valley Ward

P/26/00494/FUL</p> <p>Demolition of single storey outbuilding at rear, change of use from Caretaker's residence to educational use, construction of new single storey extension and covered area, perimeter fencing and repositioning of main entrance gates together with automation - Regulation 3 (Partly retrospective).</p> | 89 - 120 |

ITEMS FOR INFORMATION

- | | | |
|----|---|-----------|
| 9. | <p>Appeals Report</p> <p>This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period</p> | 121 - 136 |
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No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 02 April 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

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

93. Apologies

Apologies were received from Cllr J Clements and Cllr J Salmon.

94. Substitute Members

There were no substitute members.

95. Declarations of Interests

There were no declarations of interest.

96. Confirmation of Minutes

The minutes of the meeting held on 5 February 2026 were confirmed as an accurate record and signed by the Chair.

97. Public Issues

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

98. Schedule of Planning Applications

The Committee considered four planning application reports, copies of which had been circulated and which appear as Appendix A to D to these minutes in the Minute Book. A Committee Addendum Sheet was published on 1 April 2026 and appears as Appendix E to these minutes.

99. 16 Lakeside Road, Poole, BH13 6LR

Canford Cliffs ward

P/25/05046/CONDR

Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts,

altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor.

Public Representations

Objectors

- ❖ Kjell Bergtsson
- ❖ Peter and Alexa Noble

Applicant/Supporters

- ❖ Giles Moir on behalf of the applicant

Ward Councillors

- ❖ Cllr Gavin Wright, objecting

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report.

Voting: For – 6, Against – 2, Abstain – 1

100. 39 Shillito Road Poole BH12 2BW

Newtown and Heatherlands ward

P/26/00207/FUL

Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store.

Public Representations

Objectors

- ❖ Janice Clark

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr Millie Earl, objecting
- ❖ Cllr Sandra Mackrow, objecting

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

The proposal, due to the provision of substandard communal facilities (kitchen/living room) provided within the proposed building would result in cramped and oppressive living conditions for the prospective occupiers, especially with the bedroom sizes being relatively small and not reasonably meeting the needs of the prospective occupants. Furthermore, the proposed development would be served by a small

rear garden, which would not provide a sufficient external, private amenity space for the occupants of the proposed development, resulting in cramped living conditions for the prospective occupiers, contrary to the provisions of Policy PP27 1(d) of the Poole local plan.

The proposal, due to its nature, would result in an unacceptable level of noise resulting from the overintensification of the use on site, which would be detrimental to the amenities of the adjacent neighbours, and harmful to the established character of the area, contrary to the provisions of Policy PP271 of the Poole Local Plan.

The overintensification of the use of the site would also result in a change in the character of the local area.

Voting: For – 6, Against – 0, Abstain – 3

Note: Officers clarified that should members wish to grant permission an amendment to Condition 6 in the report was put forward to replicate the wording of the Management Plan condition for Item 6c in the Committee Addendum.

Cllr S McCormack left the meeting at the end of this item.

101. 104 Alder Road Poole BH12 4AB

Alderney and Bourne Valley ward

P/25/03850/CONDR

Variation of Condition 2 (Approved Plans) of application APP/23/00876/F (Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16 bedroom HMO with associated access alterations, car parking, bin and cycle storage.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr Tony Trent, objecting

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 1.4.26 and the verbal addendum at the meeting comprising changes to paragraph 55 of the report so that it states '1. 2m' and not '1.7m', Condition 2 so that it includes the site plan as submitted in application APP/23/00876/F, Condition 15 (on the

committee addendum) so that reference to window cill height is 1.2m and not 1.7m and paragraph 24 of the report in order to add reference to Policy PP8 'Mix of Housing'.

Voting: Unanimous

102. 54 Howeth Road Bournemouth BH10 5EB

Redhill and Northbourne

P-29232-270125

Construction of 3 new dwellings on land to rear of 54 Howeth Road

Public Representations

Objectors

- ❖ Mandy Toms

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr S Bartlett

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report

Voting: Unanimous

103. Appeals Report

The Development Management (DM) Manager presented a report, a copy of which had been circulated and which appears as Appendix F to these minutes in the Minute Book.

The report provided an update on the Local Planning Authority's appeal performance over the stated period. In particular the Committee was asked to note the decision of the Planning Inspector to allow the appeal for Dorwin Court, 328 Poole Road & 68 Princess Road, Poole. It was noted that the decision to refuse permission had been made by the Committee contrary to the officer recommendation for the reasons summarised in the report. The DM Manager outlined the robust feedback provided by the Inspector in explaining why they found the proposal to be acceptable.

The report was noted.

The meeting was adjourned between 12.05 pm and 12.19 pm

The meeting ended at 1.09 pm

CHAIR

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

- 1.1 The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chair.
- 1.2 This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.
- 1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is democratic.services@bcpcouncil.gov.uk**

2. Order of presentation of an application

- 2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.
- 2.2 In considering each application the Committee will normally take contributions in the following order:
 - a) presenting officer(s);
 - b) objector(s);
 - c) applicant(s) /supporter(s);
 - d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);
 - e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

3. Guidance relating to the application of this protocol

- 3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.
- 3.2 The Chair has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the

meeting and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

- 3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

4. Electronic facilities relating to Planning Committee

- 4.1. All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

5. Attending in person at a Planning Committee meeting / wholly virtual meetings

- 5.1. Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

6. Provisions for speaking at Planning Committee (whether in person or remotely)

- 6.1. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at democratic.services@bcpcouncil.gov.uk by **10.00 am of the working day before the meeting.**
- 6.2. A person registering a request to speak must:
- a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and
 - b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

- 6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:
- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
 - b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
 - c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.
- 6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.
- 6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.
- 6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.
- 6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

7. Questions to person speaking under this protocol

- 7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)

- 8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.
- 8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.
- 8.3. Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.

9. Speaking as a Parish or Town Council representative (whether in person or remotely)

- 9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

10. Content of speeches (whether in person or remotely) and use of supporting material

- 10.1. Speaking must be done in the form of an oral representation. This should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to

any person or group, including the applicant, any officer or councillor or might result in the disclosure of any personal information for which express consent has not been given.

- 10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.
- 10.3. The ability to display material on screen is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a speech should therefore ensure that it is not dependent on such information being displayed.

11. Remote speaking at Planning Committee

- 11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment. In circumstances other than a wholly virtual meeting this would be as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.
- 11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.
- 11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

12. Non-attendance / inability to be heard at Planning Committee

- 12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.
- 12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to

speaking on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

- 12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to speak at the appropriate meeting time.

13. Submission of statement as an alternative to speaking / for use in default

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).

- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

14. Provisions relating to a statement

- 14.1 Any statement submitted for the purpose of this protocol:

- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
- b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk
- c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
- d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
- e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.

- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

withdrawing the statement wishes instead to exercise their opportunity to speak in person they should notify Democratic Services on or before the time of withdrawing the statement.

15. Assessment of information / documentation / statement

- 15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:
- a) is considered to contain information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and / or
 - b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 15.2 The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

16. Guidance on what amounts to a material planning consideration

- 16.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:

“A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):

- *Overlooking/loss of privacy*
- *Loss of light or overshadowing*
- *Parking*
- *Highway safety*
- *Traffic*
- *Noise*
- *Effect on listed building and conservation area*
- *Layout and density of building*
- *Design, appearance and materials*
- *Government policy*
- *Disabled persons' access*
- *Proposals in the Development Plan*
- *Previous planning decisions (including appeal decisions)*
- *Nature conservation*

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.”

https://www.planningportal.co.uk/faqs/fag/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

Note

For the purpose of this protocol:

- (a) reference to the “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair of Planning Committee are unavailable or absent;
- (b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning is unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;
- (c) reference to ‘ward councillor’ means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of the application being considered; and
- (d) a “wholly virtual meeting” is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a “wholly virtual meeting” unless legislation permits

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	Former Homebase Redlands Poole Road Poole BH12 1DN
Proposal	External alterations associated with the internal subdivision of the unit to create two units, the widening of goods to allow sale of food and drink from Unit 1, provision of new service bay, car park reconfiguration, installation of permanent plant, installation of trolley bays, and associated works.
Application Number	P/25/03190/FUL
Applicant	Marks & Spencer Plc
Agent	Miss Yasmin Darch Montagu Evans LLP
Ward and Ward Member(s)	Alderney & Bourne Valley, Cllrs; Adrian Chapmanlaw, Rachel Pattinson-West & Tony Trent
Report status	Public
Meeting date	14 May 2026
Summary of Recommendation	Grant subject to conditions and legal agreement in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	At the request of the Head of Planning Operations due to the wider public interest
Case Officer	Shelley Edwards
Is the Proposal EIA Development?	No

Description of Proposal

- External alterations associated with the internal subdivision of the unit to create two units, the widening of goods to allow sale of food and drink to Unit 1, provision of new service bay to the west, car park reconfiguration to include an extension to car park to include sections to the south and into the western sections of the site. Installation of permanent plant to the western boundary with acoustic fencing, installation of additional trolley bays, re-aligned pedestrian routes through the site to link to the existing pedestrian crossing, electric vehicle charging points, disabled and child parking bays, new landscaping areas to the south and southwest of the car parking areas, and cycle parking provision for staff and customers.

2. The sub-divided units would provide two stores; Unit 1: 2,879sq m gross all ground floor with no mezzanine floor. Unit 2: 1,804sq m gross with 902sq m to the ground floor and the same above within the mezzanine floor. The removal of the mezzanine to Unit 1 (291sq m) and the demolition of the garden centre areas previously approved under (Ref: P/25/04798/FUL) has resulted in the loss of 785 sqm of retail floorspace on the site. The proposal seeks permission for Unit 1 to be allowed to sell food and drinks goods. Unit 2 will continue to have the permitted use of the existing unit; to sell DIY and bulky goods. M&S are the applicant for the proposed development, who intend to occupy Unit 1 for their Foodhall retail format. Currently no occupier has been identified for Unit 2 and it is therefore clear that the proposal is driven by the M&S requirement for occupation of part of the former homebase unit.

Description of Site and Surroundings

3. The site is a large vacant 'bulky goods' retail unit previously occupied by Homebase. The site is within the Poole Retail Park, Branksome (also known as Redlands). Units within the park are predominantly restricted to bulky goods and DIY, however other retail and leisure uses have been permitted; to include some furnishing stores, a pet store, indoor football complex, Hobbycraft, Decathlon, a John Lewis 'Home' store and a gym.
4. The retail park is accessed off Branksome roundabout, which is a key transport corridor between Poole and Bournemouth. The site is sat at a lower level than Alder Road, which runs along the western boundary of the site. There are brick pillars with metal fencing between along the boundary with Alder Road; which returns along Ashley Road to the south and this boundary currently consists of an area of solid high wooden fencing set behind an area of landscaping. The entrance to the site is from the eastern elevation which includes the access point to the northeast of the site off the roundabout within the retail park. The car parking areas are to the east of the building and this has an open character to the retail park with large expanses of hedging and trees to the boundary contributing to the visual amenity of the site.
5. The character of the area is mixed with the retail, commercial and leisure uses within the retail park and the Branksome East local centre to the southeast of the site. The neighbouring roads are residential; Alder Road to the west consists of two storey detached houses and Ashley Road to the south includes two storey terrace housing along the section opposite the application site.

Relevant Planning History

6. Recent applications on the site include;
 - a. 12 January 2026 – Planning permission granted with conditions for Partial demolition of unit (part-retrospective). Ref: P/25/04798/FUL
 - b. 05 January 2026 – Planning permission granted with conditions for Alterations to roof Ref: P/25/04526/FUL
7. Historic Applications;
 - a. The original consent was granted on 30 March 1981 Granted consent to erect 6,500m2 of retail D.I.Y & furniture & carpet warehouse & construct roads and sewers. Ref: 5/81.1072/31. This consent was subject to a condition and a legal agreement that restricted the type of goods to be sold; mainly DIY and bulky goods.

There have been numerous applications within the Redlands/Poole Commerce Centre retail park as a whole (including variation of condition applications relating to the sale of goods). However, the most relevant to this application are;

- b. 10 March 2015 – Planning permission granted with conditions for Variation of condition 27 of Planning Permission 5/81/1072/31 to allow the sale of A1 non-food goods by a Catalogue Showroom Retailer from 184 square metres of the existing Homebase sales area. Ref: APP/14/00506/F
8. Unit C9 (previously Carpetright Plc) Redlands
 - a. 23 June 2023 – Planning permission granted with conditions for the Variation of planning permission 03/26428/023/F to Demolish Existing Buildings and erect 6 retail warehouse units with associated parking and cycle stands, dated 18/05/2005, to alter condition 3, to widen the range of permitted goods that can be sold from the premises. Ref: APP/23/00364/F
9. Unit 1A, Poole Retail Park
 - a. 22 February 2012 – Planning permission granted with conditions to Vary condition 4 of planning permission APP/10/00484/F (Dated 21 July 2010) and condition 5 of planning permission APP/10/00065/F (dated 16 March 2010) to allow the sale of food and drink from Unit 1A (Part of Former MFI). Ref: APP/11/01654/C

Constraints

10. The following constraints/status apply to the application site;
 - The site is within an existing retail park
 - The site is covered by a TPO Ref 232
 - Potentially Contaminated Land
 - BCP Parking Zone B

Public Sector Equalities Duty

11. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

12. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
13. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely

affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

14. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

Consultee	Date of Response and Comments
Nexus Retail Consultants	<p>10/03/2026 – Final review of additional information provided by the applicant concluded that the Sequential Test is met. The proposal will result in an adverse impact on Westbourne, Upper Parkstone and Broadstone, however it is not likely to be significant.</p> <p>21/01/2026 – Review of additional information provided by the applicant concluded more information was required to satisfy compliance with the Sequential Test and market share/trade diversion. The level of information provided under-estimates likely trade diversion.</p> <p>19/11/2025 – First review of the applicant's Planning and Retail Statement concluded more information was required to satisfy compliance with the Sequential Test and market share/trade diversion.</p>
BCP Highways Authority	<p>05/12/2025 – Additional comment to add a further condition to prevent the creation of a vehicular access adjacent to Alder Road.</p> <p>03/12/2025 – No objection subject to conditions and S106 Agreement to secure bus shelter replacement works (Revised plans received and a Transport Response Note)</p> <p>29/09/2025 – Objection, request amendments to cycle parking provision, relocation of pedestrian crossings within the site and a pedestrian crossing facility on Alder Road. S106 required to secure S278 Agreement and replacement of Alder Road bus shelter.</p>
BCP Flooding Officer	<p>30/01/2026 – No objection, subject to conditions following submission of additional information.</p> <p>15/12/2025 – Objection remains from previous consult; insufficient information provided.</p> <p>15/10/2025 – Objection, require more information to demonstrate how the existing retained drainage will perform under design conditions and the exceedance of surface water in the event of either failure of the drainage system or a rainfall event exceeding the design standard of 1 to 100 + 45% climate change.</p>
BCP Environmental Health Officer (Contaminated Land)	<p>07/04/2026 – Part 1 of Planning Condition met following the submission of the Phase 1 Desktop Study and Preliminary Risk Assessment. Parts 2 – 4 to be conditioned.</p> <p>12/02/2026 – No objection, subject to conditions (The submitted information is not sufficient to meet the requirements of the proposed conditions)</p> <p>03/09/2025 – No objection, subject to conditions</p>
BCP Environmental Health Officer (Noise)	<p>26/01/2026 – No objection subject to amended conditions following comments from the applicant</p> <p>27/11/2025 – No objection subject to conditions</p> <p>13/10/2025 – Objection, further information required</p>

BCP Officer	BNG	05/02/2026 – No objection subject to condition
BCP Officer	Ecology	21/01/2026 – No objection subject to condition
BCP Design Officer	Urban	03/09/2025 – No objection, recommended additional landscaping (Which has been provided)
BCP Officer	Tree	25/11/2025 – No objection subject to conditions 19/09/2025 – AMS, Tree Protection and Landscaping information required (which has been provided)
BCP Officer	Policy	10/09/2025 – More justification required; <i>A sequential test has been submitted; however, it assesses the entire site which contains two units. Planning Policy advises that the test should be limited to the portion of the single unit proposed for food and drink use, as the remainder is intended for bulky goods retail, which is policy-compliant. Further refinement of the sequential test is therefore necessary.</i> <i>The submitted retail impact assessment is broadly acceptable. However, in line with paragraph 7.47 of the Poole Local Plan, additional evidence is required to assess potential impacts on Poole Town Centre. This is essential to determine whether the proposal aligns with or deviates from Policy PP22.</i> Officer note: Additional retail reports have been received and Nexus Planning, instructed by the LPA to review these submissions, concluded that the sequential test is satisfied.
BCP Officer	Waste	09/10/2025 – No objection
Dorset Police		21/10/2025 – No objection, recommendations in line with Secured by Design guidance

Representations

15. As at 28/04/26 - Site notices were posted outside the site on 16/09/2025 with an expiry date of 10/10/2025. 57 letters of representation have been received. 22 comments, 31 in support and 7 objections.
16. Objections have been received on the following grounds;
 - Impact on Highway Safety, existing congestion on Branksome Roundabout
 - Difficulty for traffic leaving the Redlands site
 - Improvements to Morebus service required
 - Future impact of Westbourne store
 - Additional noise concerns from solid fencing proposed
 - No safe cycle path options are available to access the site
17. Letters of support on the application include;
 - Job opportunities
 - Accessible location
 - M&S Food would be a welcome addition to the area
 - Vacant building into use
18. Additional comments include;
 - Traffic improvements required to address existing congestion

- Additional pedestrian crossing and cycle crossing point required
- No provision for mobility scooter parking spaces
- Secure bike storage required
- Additional noise concerns from solid fencing proposed
- Crossing required on Alder Hills
- M&S should be encouraged to return to Bournemouth Town Centre
- Sufficient parking provision for staff within the site?

19. In addition to these comments, two letters of objection have been received on behalf of Waitrose & Partners by James Tarpy of Firstplan raising the following concerns;
- Underestimated trade diversion from Upper Parkstone District Centre
 - Insufficient consideration of linked trips
 - Failure to fully demonstrate compliance with the sequential test

Key Issue(s)

20. The key issue(s) involved with this proposal are the impact on:

- Presumption in favour of sustainable development
- Principle of development
- Retail impact
- The streetscene and character of the area
- Residential privacy and amenity
- Highway safety and parking provision
- Trees and landscaping
- Biodiversity
- Flooding
- Waste
- Contaminated Land
- Sustainability
- Planning Balance

21. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

22. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan.

Poole Local Plan (2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and broad location of development
- PP22 Retail and main town centre uses
- PP27 Design
- PP32 Poole's Nationally, European and Internationally Important Sites
- PP33 Biodiversity and Geodiversity
- PP34 Transport strategy
- PP35 A Safe, Connected and Accessible Transport Network
- PP36 Safeguarding strategic transport schemes
- PP37 Building sustainable homes and businesses

- PP38 Managing flood risk
- PP39 Delivering Poole's infrastructure

Supplementary Planning Documents:

- BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework ("NPPF" / "Framework") (as amended)

The National Planning Policy Framework (NPPF) sets out the government strategy to achieve sustainable development. The framework is relevant to the current proposal and issues relating to the economy, ensuring the vitality of town centres, sustainable transport, flooding/climate change, good design, and promoting healthy communities will be dealt with in the report where relevant.

Planning Assessment

Presumption in favour of sustainable development

23. The starting point of decision making is the Development Plan in accordance with S38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 12 of the NPPF reinforces that by stating, "*The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making*". Paragraph 11 of the NPPF clarifies that "*Plans and decisions should apply a presumption in favour of sustainable Development*".

*For **decision-taking** this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework, taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

24. In this instance, The Poole Local Plan was adopted in 2018 and covers the period between 2018 – 2033. The Plan has specific policies relating to Retail and main town centre uses including their hierarchies (PP22); Sustainable Travel (PP34, 35 & 36); and Design (PP27) amongst other matters. As such, the development plan is neither absent nor silent and includes relevant policies. Accordingly, the primacy of the development plan is applied here.

Principle of Development - Retail

25. The proposal seeks planning permission for the subdivision of the existing and currently vacant DIY/bulky goods retail unit, previously occupied by Homebase. The proposal will provide two separate units; one retaining the sale of DIY/bulky goods and the other to provide a food store. It has been confirmed that Marks and Spencer will be the operator of the food store. The proposed food store retail use falls within the definition of main town centre uses as set out in the NPPF.
26. The site is an out of centre location within the Poole Commerce Centre (also referred to as Redlands) Retail Park. Poole Local Plan policy PP22 adopts the town centre first approach and states that new proposals for retail should be located in Poole town centre, district centres, local centres and neighbourhood parades in accordance with the retail hierarchy.
27. PP22 (4) Proposals outside designated boundaries and allocations states that;
- “Outside of designated boundaries and allocations new retail development and main town centre uses will only be permitted where:*
- (a) The proposal satisfies the sequential test and for retail and leisure schemes over 280 sq. m (net) floor space an impact assessment; and*
- (b) it is appropriate in scale, role, function and nature to its location and does not prejudice the role and function of Poole town centre or undermine the retail strategy; and*
- (c) in the case of Poole’s retail parks, the proposal is predominantly for bulky goods or DIY retail floor space and which is not suited to a town centre location; or*
- (d) in areas of demonstrable need, the proposal is for a local convenience food shop providing up to 280 sq. m (net) of floor space”.*
28. In addition to local policies, Section 7 of the NPPF is a material consideration. Paragraphs 91 and 92 of the NPPF 2024 require a sequential test to be applied to planning applications for main town centre uses which are proposed to be neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.
29. The application site does not lie within a defined ‘town centre’ as set out in Policy PP22 and is considered an out-of-centre retail park. The proposed subdivision of existing retail unit includes a ‘food store’ (unit 1) which in isolation would not accord with the DIY and bulky goods requirement of the existing retail park as set out in Figure 32 of the 2018 Poole Local Plan.
30. In relation to PP22 (4)(c) there have been numerous examples within the retail park where flexibility of what is sold has been supported and it is considered in this instance that due to the retention of Unit 2 retaining the bulky goods and DIY floorspace use on the site that PP22 (4)(c) is satisfied.
31. The application is supported by a **Sequential Test** to demonstrate the lack of suitable alternative sites to accommodate the proposed development. The submitted Planning and Retail Statement and subsequent Retail Addendum Notes have been reviewed by Nexus Planning as an independent reviewer.

32. The nearest defined 'town centre' to the application site is the Branksome East local centre and Nexus agree that the classification of the application site is 'out-of-centre' albeit it is close to the threshold between edge and out-of-centre status. Therefore, in relation to sequentially preferable alternatives Nexus consider that the sequential site assessment should concentrate upon in-centre and edge-of-centre alternatives.

Sequential Test

33. In order to conduct a robust assessment of the proposed development against the sequential test, it is important to set a number of parameters, including: the area of search for alternative sites and premises, along with the applicant's approach to assessing the suitability and availability of alternative sites (including the need to apply 'flexibility').

Suitability

34. Nexus as part of their review of the Applicant's Planning and Retail Statement and further Addendums, disagree with the applicant's approach to 'flexibility' in relation to unit size, format and the availability of car parking provision with regards to the Sequential Test since the alternative sites have been assessed on their ability to accommodate both elements of the proposal; units 1 and 2 with regards to floorspace. Nexus query that it is only Unit 1 which is proposed to have a material change to a food store and the range of goods to be sold from Unit 2 will remain as existing. As such, the Sequential Test should only look for alternative sites in relation to Unit 1. The Agent as part of their Retail Addendum Note dated 11 December 2025 have responded citing case law that disaggregation should not be required by the sequential assessment and maintain their position that the proposal should be assessed based on the total floorspace across both reconfigured units.

Disaggregation

35. Whilst the requirement to consider disaggregation (as part of the sequential test) formed part of national planning policy in PPS4, references to disaggregation were removed from national policy in the NPPF in 2012 and has remained the same ever since. The issue of the need to apply disaggregation has been raised from time to time since the advent of the NPPF, although there has never been a decisive Secretary of State recovered appeal / call-in decision on the matter and therefore the LPA considers the approach by the applicant without disaggregation is acceptable in this instance. In any event, the applicant has also considered sites that can accommodate the M&S Foodhall element of the proposal only in their assessment (The Avenue Centre) which Nexus agreed in their Assessment of Retail & Town Centre Planning Policy Advice Report No. 2 dated January 2026 was not a suitable alternative.

Availability

36. Nexus are in agreement that the only suitable alternative site for the proposal is the vacant former M&S store in Bournemouth Town Centre. However, whilst the former M&S store was considered an option, the applicant has now provided confirmation that the former M&S store in Bournemouth town centre has been sold to Sandstone Ltd and a letter has been provided from the new owner setting out that, on the basis of the need for significant investment and further review of future opportunities for this site, it is not currently available.
37. As the former M&S building was considered the only alternative site and there is no certainty that the site would become available within a reasonable period of time to accommodate the proposed use, it concludes the Applicant's assessment that, in relation to availability issues alone, this property can now also be dismissed from the sequential test and to summarise there is no available alternative site. As a consequence, it is considered

that the sequential test, as set out in Policy PP22 of the Poole Local Plan and paragraphs 91 and 92 of the NPPF, has been met.

Retail Impact Assessment

38. Nexus in providing their assessment of the applicant's Planning and Retail Statement requested additional information from the applicant to enable sufficient analysis in relation to the likely impact of the proposal on the health of, and investment within, nearby defined 'town centres'.
39. Through their assessment Nexus have considered relevant 'town centres' within BCP and have concluded that the grocery stores which are likely to receive the highest level of impact from the development are the 'in-centre' stores of Waitrose within the Upper Parkstone (Ashley Road) District Centre, M&S in Westbourne District Centre and M&S in Broadstone District Centre.
40. The two district centres likely to experience the largest trade diversion are Upper Parkstone (Ashley Road) and Westbourne; this is due to a) the proximity to the application site and its overlapping catchment; b) the large overlap in trading function between the two stores; and c) the likelihood that both stores occupy a similar position in the grocery sector.
41. Para. 94 of the NPPF sets out what the Retail Impact Assessment should include;
 - a. the impact of the proposal on existing, committed and planning public and private investment in a centre or centres in the catchment area of the proposal; and
 - b. the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
42. Para. 95 of the NPPF states that where an application fails to satisfy the sequential test or is likely to have **significant adverse impact** on one or more of the considerations in paragraph 94 it should be refused.

M&S Broadstone

43. The 'in-centre' M&S store in Broadstone, Nexus have forecasted would have a higher level of trade diversion than predicted by the Applicant and although no closure is planned for this store; Nexus warn the Council not to completely rule out its closure as a result of this application. However, this diversion will not result in significant adverse impact in NPPF terms.
44. Section 2.39 of the Assessment of Retail & Town Centre Planning Policy – Advice Report No. 3 by Nexus dated March 2026 sets out the reasons why they have forecast a much higher level of diversion from the Broadstone M&S. These reasons are two-fold. *“First, both stores trade as M&S foodstores, selling a similar type of grocery goods and therefore existing shoppers at the Broadstone store have the potential to be attracted to the proposed new store at Poole Retail Park, particularly where it provides a wider offer. Second, ME forecast that around one quarter of the proposed store's convenience goods turnover will comprise spending from Zone 1 residents. The M&S store in Broadstone lies within Zone 1 and attracts a considerable proportion of its turnover from these residents. Therefore, whilst it is very likely that the Broadstone store will continue to attract top-up food shopping trips from Zone 1 residents, due to its close proximity to this catchment, it is likely that a reasonably large proportion of existing shoppers will transfer their spending to the proposed new store due to its better offer.”*

45. In Section 2.40 Nexus conclude that; *“Based upon the forecast turnover of the Broadstone M&S alone, an impact of circa -11% would appear unlikely to threaten the future viability of the store in its own right. In addition, the applicant has not suggested that the Broadstone store is currently planned for closure. However, the planned closure of the M&S store in Christchurch town centre, which is a similar size to the Broadstone store, indicates that M&S are continuing to reposition that grocery store estate. As a consequence, the trading performance and location of the Broadstone store do not raise significant concerns about the future of this store, nevertheless we consider it unwise of the Council to completely rule out its closure.”*
46. To conclude, the LPA consider that a likely significant adverse impact has not been identified in relation to the impact on the Broadstone district centre.

Waitrose, Upper Parkstone

47. This store is expected to experience an impact of circa 19% on its 2030 trading level; equivalent to 18% of the proposed M&S convenience goods turnover. This reduction is a sizeable level of trade loss. The objection from Waitrose suggested an impact of 10% although it was not clear on what level of current turnover this was based upon. Nexus suggest the current Waitrose store is trading at, or slightly below company average, therefore with the forecasted loss of trade it is likely to trade noticeably below the company average sales density levels. This doesn't automatically result in store closure and is not suggested by Waitrose to be the case but would be an adverse impact as a result of the proposed development.
48. The objection from Waitrose considered that the linked trips had not been considered sufficiently in relation to the impact on the Ashley Road Local centre as Nexus reported 44-50% of main food shoppers undertake a linked trip and due to the physical distance and car dominated design of the proposed M&S store it is unlikely that linked trips would be continued in a similar manner to the local centre from the proposed out-of-centre store.
49. Nexus, have concluded in Section 2.61 of their March Advice Report 3, that the available evidence does not suggest that the scale of impact on the local centre is likely to be significantly adverse owing to various factors to include; the evidence suggesting that the local centre is currently healthy, including a range of uses and lower than average vacancy rates. The LPA agrees with the conclusion that the likely impact would not be significantly adverse to warrant refusal.

M&S Westbourne

50. Nexus suggests that a higher level of trade diversion and trading impact would result on the existing M&S in Westbourne due to the proximity of the existing store to the proposal and the likely transfer of customers to the undertake their main and/or top-up food shopping trips to the new store instead; as a result of improved car parking and a wider stock/offer. The suggested trading impact is a reduction in 24% by 2030 being a likely result, although the store would continue to trade well above company average.
51. The Westbourne Store currently has a lease until 2031 and the applicant has confirmed that there is no intention to close this store and that it is trading well. However, due to the limited lease period remaining and that the site has been submitted in the new Local Plan 'call for sites' for redevelopment by the freeholder to provide residential development and a smaller retail offering in this location raises concerns regarding the future of this M&S in Westbourne. Due to this, M&S are not in position to confirm their future in Westbourne past 2031 as they do not have control over whether the landowner chooses to renew their lease or bring forward redevelopment proposals.

52. To conclude, the evidence provided by the Applicant and reviewed by Nexus confirms that following the opening of the proposed M&S Foodhall, the Westbourne store is estimated to continue trading at a very strong level. There is insufficient evidence and grounds before the LPA to insist on the retention of the M&S store in Westbourne to justify the acceptability of this scheme following the end of the lease in 2031 and therefore the proposed development is not considered to have a likely significant adverse impact.

Summary

53. The proposal satisfies the sequential test and there would not be a likely significant adverse impact as a result of the development on any centres as a whole. Subject to a condition restricting the goods for sale at Unit 2 to retain the DIY/bulky goods use in accordance with PP22 (4)(c), this proposal would not prejudice the retail strategy as set out in Policy PP22 (1). The proposed development would contribute to the vitality and viability of the retail park as it would utilise a vacant building and as demonstrated by the level of support received by members of the public there is demand for its proposed use.

Character/Appearance

54. The NPPF states, inter alia, that planning decisions should ensure developments will function well and add to the overall quality of the area over the lifetime of the development; they are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history including the surrounding built environment and landscape setting; establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live and visit; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.135).
55. The NPPF policy principles are echoed in the Poole Local Plan 2018. Policy PP27 requires a good standard of design in all new developments. PP27 (1) Sets out that development should reflect or enhance local patterns of development and neighbouring buildings in terms of; (i) layout and siting, including building line and built site coverage; (ii) height and scale; (iii) bulk and massing, including that of the roof; (iv) materials and detailing; (v) landscaping; and (vi) visual impact.
56. The proposed alterations to the appearance of the building include the introduction of white cladding to the upper sections of the exterior with black fenestration and retention of existing brickwork to the lower sections of the wall. The design would be consistent with the branding for M&S Foodhall's; and is considered to be visually subservient to the Retail Park and would not result in any undue prominence or dominance which would be considered detrimental to the appearance of the site or the character of the area. The removal of the existing wave features to the elevations has already been approved. The introduction of an additional unit to the northern section of the building by way of subdivision would not be out of character as there are a number of units of varying scales and layouts within the retail park. The signage for the units will be subject to a separate advertisement consent.
57. The proposed new acoustic fence panels to the western boundary of the site would replace an existing permeable fence where views into the garden centre area were possible. The proposed acoustic panels would replace the existing fence as plant equipment is proposed in this area of the site and the acoustic panels are designed to protect neighbouring properties from noise disturbance. As this part of the site is for plant and deliveries and currently is covered by hardstanding and built form it is not considered to be visually detrimental to views from outside of the site to introduce solid fencing in this location.

Furthermore, additional landscaping is proposed to the south western section of the site and views into this area will be enhanced as you approach the site from Alder Road and on balance this is considered acceptable in terms of the appearance and visual impact of the proposal. The landscaping areas to the south and east within the car park will be retained as existing. The proposal is therefore considered to be in accordance with PP27 of the Poole Local Plan (2018) and the provisions of the NPPF.

Residential Amenity

58. Paragraph 135 (f) of the NPPF requires decision makers to “create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users...”. Policy PP27 1(c) requires development to ensure there is no harmful impact on amenity for both local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive in nature.
59. The proposed subdivision of the existing unit, due to the existing building and relationship to neighbouring properties; its scale, design and siting would not result in overlooking, overshadowing or be overbearing to any adjacent residential properties.

Noise

60. The development would introduce additional car parking along the southern and south western boundaries of the site where previously the garden centre sales area was situated. Due to the separation distances between the proposed parking areas and the houses along Alder Road in addition to the intervening highway it is not considered that any amenity harm will arise from the new parking areas by way of noise disturbances.
61. The application initially proposed a 40ft refrigerated container for peak stock periods which would include condenser units operating continuously and in close proximity to the western boundary, which due to its location close to residential properties could result in a noise nuisance; this temporary plant has been omitted from the proposed development.
62. The application is supported by an amended Environmental Noise Impact Assessment (Revision E) by Sharps Acoustics received on 09/01/2026 which concludes that; “*The BS4142 assessment has shown that when accounting for context, noise emanating from servicing and mechanical plant would have a low impact when assessed in accordance with BS4142:2014 and would also be in line with Local Plan Policy PP27.*” The Environmental Health Officer supports this conclusion subject to conditions.
63. The submitted plans provide acoustic screen panels along the western side boundary to form an acoustic barrier and an acoustic louvred fence is also proposed around the western projection of the building adjacent to the new service bay. The proposed acoustic mitigation is considered acceptable to retain suitable noise exposure to the neighbouring developments and in accordance with the submitted Noise Impact Assessment conditions are attached to preserve the amenity of the neighbouring properties.
64. A neighbour has raised concerns that the introduction of the acoustic barrier will reflect the sounds of the road towards the neighbouring properties opposite on this part of Alder Road. The Agent’s acoustic consultant has clarified that; “A perfectly reflecting plane can increase noise by up to 3dB, however, 3dB is the smallest change in noise level the human ear can detect. Given the acoustic fence will be wooden and not be perfectly smooth, diffusion and also some absorption will take place which would reduce this to less than 3dB and any increase is unlikely to be noticeable. The Institute of Environmental Management and Assessment (IEMA) describes changes in noise level of less than 2.9dB as ‘None/ Not

significant'. This is the lowest impact IEMA describes. Considering the site was previously used for servicing of a Homebase store, this acoustic fence would improve noise levels emanating from the site compared to the existing Homebase scenario and would be of benefit to the residents."

65. The BCP Environmental Health Officer is of the opinion that any slight increase in anonymous noise (road traffic) as a result of the acoustic fencing would be less harmful than any potential noise that would be experienced from new specific (identifiable) noise sources if the acoustic fencing did not exist, which would likely be more disruptive and lead to complaints. Therefore the proposed acoustic fencing is supported and a condition is secured for its implementation in accordance with PP27.
66. The lighting strategy provides sufficient restrictions to ensure that the lighting within the site does not harm neighbouring amenity and this is secured by condition. The proposal is therefore considered to respect and preserve neighbouring privacy and amenity in accordance with PP27 of the Poole Local Plan (2018).

Highway Safety and Parking Provision

67. Local Plan Policies PP34, PP35 and PP36 set out a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards. The BCP Parking Standards SPD provides further requirements and guidance.
68. The application includes a comprehensive Transport Assessment (TA) which concludes that the proposal will not have a severe traffic impact on the surrounding highway network. The material considerations which inform this conclusion are;
 - That there is an existing use that can generate traffic
 - Only one of the proposed units will be food retail
 - Peak traffic generation to the units will not be at peak weekday traffic times and some of the trips to the units would already be on the existing network (pass-by trips)
 - Some customers will already be visiting the retail park (linked trips, not specific trips to the units)
 - The food retail use may reduce longer distance vehicle trips to other food retail operators further afield
 - The food retail unit will provide a local offering to which people may walk or cycle from the local community
69. Overall, the Highway Authority agrees with the conclusions within the TA. The Highways Officer requested improvements to encourage safe and sustainable travel routes to the site to dissuade car use especially as the TA emphasises sustainable travel in its analysis and an increased amount of car parking is proposed on site. Some of the existing pedestrian routes to the new food retail unit are currently not safe due to a lack of pedestrian crossings and therefore the proposed alterations would enhance sustainable travel links in the area.

Parking

70. The proposal rearranges the site layout to provide an additional 38 car parking spaces. This additional capacity is not objected to; however improvements to the pedestrian, cycle links and public transport facilities in the area are required to demonstrate sustainable travel commitment to dissuade car use, especially from customers living locally. The revised site plan introduces 58 cycle parking spaces where the existing provision is 12;

resulting in an increase of 46 cycle spaces to include secure cycle parking for staff along the northern boundary in the service yard and customer cycle parking areas close to the entrances to the proposed units. With regards to the 195 car parking bays proposed; it comprises of 8x disabled parking bays, where there is currently 3. 8x Parent and child spaces where there is currently 4, 4x electric vehicle charging bays and 7 bays for staff parking where there is currently no provision. An additional two trolley bays are also proposed within the car park where there are currently only 4.

Pedestrian/cycle routes

71. The proposed site layout retains a similar pedestrian link into the car park which currently runs from the retail park access road zebra crossing to the current Homebase store entrance. The retention of a similar sited link will encourage pedestrians to cross using the safer zebra crossing.
72. The new food retail store for M&S, as confirmed by the applicant's analysis, is likely to attract more customer trips than the bulky goods unit. At present there are very few pedestrian route facilities at the north end of the existing unit and in the car park in this area as there is/was no store entrance at that point for the previous Homebase use. The revised car park layout provides improved pedestrian routes to both the proposed new food store entrance from the south (Ashley Road) and to the new unit to the north of the site by extending the pavement from the roundabout to the east within the Retail Park.
73. Both the TA and Planning & Retail Statement refer and emphasize in parts that the food store will attract customers from the local area. This will include pedestrians from the residential areas located to the west/north west of the site and there is currently no pedestrian crossing facility on Alder Road in the vicinity of the site to accommodate this increase in pedestrian main road crossing movements. Without such a facility the proposal would not be meeting policy obligations to provide safe pedestrians or cycle routes to the food store. Providing a new crossing would also meet aims of encouraging sustainable modes of transport, particularly for local trips. There is currently a public pedestrian path from Alder Road to Douglas Road and this would provide a popular route from a sizeable residential area for local residents to access the food store. There is therefore scope on Alder Road to provide a formal crossing in this location, either a parallel crossing or signal toucan crossing, to facilitate the safe crossing of pedestrians and cyclists in this location. The crossing Highway works will require a S278 Highway Works agreement and will be secured by condition.

Sustainable Travel

74. The Transport Assessment in its analysis of traffic impacts outlines that there are good bus services in the area which can be utilised by customers (and staff). However, the southbound bus stop on Alder Road is not of a high standard and lacks Real Time Information. Improvements to this bus stop to provide a replacement shelter to modern standards with Real time Information (RTI) available would represent another encouragement of sustainable travel to reduce traffic impact from the proposal and offset the proposed increase in car parking provision and this improvement should be secured by legal agreement.
75. A revised Site Plan and Transport Response Note was submitted to address the issues and has provided improved pedestrian links within the site as requested by the Highways Officer. The Transport Response Note also confirms the Applicant's agreement to provide a new pedestrian crossing on Alder Road and a new replacement bus shelter on Alder Road.

76. The proposed cycle shelter for the staff is acceptable as it is lockable and ‘weatherproof’ and will be secured by condition for its implementation.
77. A comment was received by a local resident requesting parking provision for mobility scooters. To confirm, the Parking Standards SPD does not require parking provision for mobility scooters for retail uses and therefore provision for this cannot be insisted upon without Policy support.
78. To conclude on the highway matters; the proposed layout, pedestrian links, parking and cycle parking provision will be secured by condition. The proposed pedestrian crossing; due to the works on the Highway will require a S278 Highways agreement and will be secured by condition. The bus shelter improvements will be secured by legal agreement and will be at the applicant’s cost. The proposal is therefore considered to support sustainable travel and reduce traffic impacts and be in accordance with Policy PP34, PP35 and PP36 of the Poole Local Plan November 2018 and the BCP Parking Standards SPD.

Trees/Landscaping

79. PP27 (1)(b) requires that development; *‘responds to natural features on the site and does not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.’*
80. The proposal retains the majority of the existing building footprint, layout and scale whilst increasing the parking areas. There are semi mature trees on the southern and western boundaries that will not be directly impacted by the development as demonstrated by the submitted Arboricultural Method Statement and these trees will be protected from construction activities by protective fencing.
81. Landscaping areas have been introduced to the south western corner of the site around the parking areas, which will improve the visual amenity of the site. A Landscape scheme and Maintenance Plan have been submitted and will be secured by condition for implementation. Although the proposal does result in the loss of one silver birch tree, this is considered acceptable as it is a low quality specimen and is damaging the existing fence line. The additional planting areas will include shrubs and hedgerow and seven new trees along the south western boundary which is supported and considered to be in accordance with PP27.

Biodiversity

82. The NPPF at chapter 15 ‘conserving and enhancing the natural environment’ sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan at Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
83. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (“the biodiversity gain condition”) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

84. A Biodiversity Metric has been submitted with the application. The metric demonstrates that though one moderate condition tree will be lost to facilitate the development, through the retention and creation of additional habitats (as referenced in paragraph 82) the development will achieve 13.93% net gain and the proposal is therefore compliant with the relevant legislation.
85. The baseline habitats include a total of 0.49 biodiversity units comprising:
- 0.033ha urban trees (8 x small) in moderate condition (0.26 units)
 - 0.0041ha urban trees (1 x small) in poor condition (0.02 units)
 - 0.0096ha modified grassland in poor condition (0.02 units)
 - 0.0966ha introduced shrub (0.19 units)
86. The submitted lighting strategy ensures that the light pollution from the proposed lighting within the site is acceptable and would not harm the natural environment. The Biodiversity Officer supports this approach and the lighting strategy is secured by condition for implementation. The proposal is therefore in accordance with PP33 of the Poole Local Plan (2018).

Flooding/Drainage

87. NPPF paragraph 170 requires development in areas at risk of flooding to be avoided by directing development away from areas at highest risk (whether existing or future). PP38 (3) states that Sustainable Drainage Systems will be required for all major development, unless the relevant Surface Water Management Plan (SWMP) indicates otherwise or they are demonstrated to be impractical. Proposals should be appropriate to the location and designed to manage surface water run-off in accordance with the appropriate technical standards.
88. The technical note received 13/1/2026 confirms the risk of surface water flooding associated with the existing drainage system, quantifies the volume of that flood risk and maps the extent of that potential flooding with proposed flood mitigation measures. The surface water flooding is an existing issue within the site and the proposal will not worsen the situation. Therefore, the proposed flood mitigation measures are acceptable and will be secured by condition in addition to a condition requiring the maintenance and management of the existing surface water drainage system to prevent any increased risk of flooding in accordance with PP38 and the NPPF.

Waste

89. The BCP Waste Officer has confirmed that as this is for commercial development, the developer will determine the bin size and collection frequency in consultation with their chosen waste provider.

Contaminated Land

90. The National Planning Policy Framework (NPPF) has an objective of preventing both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of soil, air or water pollution. Furthermore, the NPPF requires that potential contaminated land should be subject to adequate site investigation undertaken by a competent person and that where appropriate sites should be subject to remediation to make suitable for the proposed use.

91. The proposed site is located on the site of a former Pottery with kilns, tanks, chimneys etc. Site investigations in the surrounding area have indicated the presence of ground gases, with ground gas remedial measures installed on another site in the retail park. The former land use may have resulted in the potential presence of soil contaminants. Consequently, there is the potential for contamination to exist which could affect future users of the proposed development site.
92. The updated Phase 1 Desktop Study & Preliminary Risk Assessment has been provided which considers all potential contamination linkages within the Conceptual Site Model (CSM). Although the Executive Summary and Section 4 of the report have not been updated to reflect the updates to the CSM, the environmental Health Officer is content that all potential contaminant linkages have been identified and considered under Section 3 of the report which should be used to inform the design of the ground investigation (which should also include vapour monitoring). Therefore, part 1 of the standard contaminated land condition has been met and the remainder of the standard condition will be secured relating to the site investigation, remediation scheme and reporting of unexpected contamination.

Sustainability

93. Policy PP37 (1) of the Poole Local Plan identifies that proposals for new commercial development must contribute to tackling climate change through their design and materials and they would also be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability.
94. PP37 (2) Renewable energy (a) requires; *"where appropriate, new development should incorporate a proportion of future energy use from renewable energy sources with: (i) a minimum of 10% for proposals... under 1,000 sq.m (net) commercial floor space; and (ii) a minimum of 20% for proposals of ... over 1,000 sq.m commercial floor space."*
95. The proposal is for the subdivision of an existing vacant building and this includes the loss of 785sq m floorspace as part of the sections previously approved to be demolished. The resultant building will therefore have a reduction in total gross new internal floorspace being 4,683 sqm. Policy PP37 refers to "new development" not new buildings. The proposals meet the definition of "development" in planning law and evidently falls within the scope of new development.
96. Therefore, there is a requirement for the application to provide 20% of its future energy use through renewable energy sources in accordance with PP37 (2) and a condition is attached to secure this.
97. PP37 (3), requires major scale proposals for new commercial development would also be required to meet an 'Excellent' BREEAM rating. However, the proposed conversion and refurbishment has limited opportunity to alter standards of the buildings fabric, design, layout and materials and in addition to this, is the consideration of the carbon already captured by the construction of the original building and therefore by refurbishing and retaining the majority of the original structure; the scheme will retain as much of the embodied carbon as is practical. Therefore, it is not considered reasonable to attach a condition requiring such stringent compliance.

CIL/S106 Contributions

98. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule

adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that Retail is CIL liable development and applicants are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule. This scheme is not liable for CIL contributions due to no extra floor space being proposed as part of the development.

Financial contributions

99. **£30,000** contribution towards replacing the bus shelter on Alder Road to be secured by legal agreement.

Planning Balance / Conclusion

100. The proposed subdivision of the unit' introducing a M&S foodhall would offer the benefits of additional jobs, occupation of a vacant building within an area allocated for retail albeit not food. There is public support for the scheme and the development would provide highways improvements through a new pedestrian crossing to Alder Road, a replacement bus stop and improved cycle connections and cycle parking within the site. The proposal would also improve the visual amenity of the site through the introduction of additional landscaping.
101. The negatives associated with the scheme include the adverse impact on neighbouring district and local centres; Upper Parkstone, Westbourne and Broadstone. However, Nexus planning have concluded that there is not sufficient justification to demonstrate that the proposal would result in likely significant adverse impacts to these centres due to varying reasons and assumptions discussed within this report.
102. The LPA agree with the conclusions of Nexus Planning with regards to retail impact and consider that the benefits of this scheme outweigh the potential harm identified and recommend that the application is approved subject to the conditions and legal agreement.

Recommendation

RECOMMENDATION I - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to satisfactory completion of a Legal Agreement to secure the payment of financial contributions and conditions (below).

RECOMMENDATION II – That delegated authority be granted to the Head of Planning Operations to add/ amend conditions where necessary.

RECOMMENDATION III – That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, unless a longer period is agreed by officers on behalf of the Head of Planning Operations and confirmed in writing by the Local Planning Authority.

Conditions/Reasons:

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall only be carried out in accordance with the following approved plans, drawings and documents:

- Site Location Plan, Drg No. 7636 WOS001 A PL 100 P01 received 21/08/2025
- Proposed Site Plan, Drg No. 636 WOS001 A PL 201 P05 received 05/01/2026
- Proposed Ground Floor Plan, Drg No. 636 WOS001 A PL 202 P02 received 19/11/2025
- Proposed Roof Plans, Drg No. 636 WOS001 A PL 203 P02 received 19/11/2025
- Proposed Elevations, Drg No. 636 WOS001 A PL 204 P02 received 19/11/2025
- Proposed Building Sections, Drg No. 636 WOS001 A PL 205 P02 received 19/11/2025
- Proposed Mezzanine Level Plan, Drg No. 636 WOS001 A PL 206 P02 received 19/11/2025
- Proposed Cycle Parking Details, Drg No. PL208 P02 received 15/04/2026
- Hard Landscape Proposals, Drg No. 22695-RPS-XX-EX-DR-L-9101_ P04 received 07/01/2026
- Detail Soft Landscape, Drg No. 22695-RPS-XX-EX-DR-L-9106 P05 received 07/01/2026
- Plant Schedule, Drg No. 22695-RPS-XX-EX-DR-L-9108 P02 received 25/11/2025
- Landscape Areas, Drg No. 22695-RPS-XX-EX-DR-L-9109 P02 received 07/01/2026
- Proposed Works To Service Yard Fence, Drg No. 7636 WOS001 A 90100 C01 received 28/04/2026
- Typical Tree Pit Drawing Detail, Drg No. 22695-RPS-XX-EX-DR-L-9107 P01 received 07/01/2026
- Arboricultural Impact Assessment Ref: 22695-RPS-XX-EX-RP-AR-9105 P03 received 07/01/2026
- Lighting Statement Ref: 794-ENV-EM-HYD-22695 P01 received 21/08/2025
- Landscape Management and Maintenance Plan Ref:794-RPS-XX-EX-DR-L-9103 LMMP P01received 25/11/2025
- Noise Impact Assessment Rev E by Sharps Acoustics received 09/01/2026

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Unless otherwise agreed by the Local Planning Authority, development shall not commence until sections A and B below have been complied with. The risk assessments shall be undertaken by competent and suitably qualified persons to assess the nature and extent of contamination at the site in accordance with 'Land Contamination Risk Management' published by the Environment Agency.

A. Site Investigation

a) If a Phase I has established potentially unacceptable risks to sensitive receptors from the site condition, then a detailed intrusive investigation (Phase II) in accordance with 'Land Contamination Risk Management' published by the Environment Agency shall be undertaken.

b) A proposed site investigation plan shall be submitted to the Local Planning Authority for review and written approval prior to the investigation works taking place. The site investigations shall be designed to appropriately assess the risk to human health, the built development, sensitive ecology and controlled waters.

c) A Phase II report will be submitted and approved in writing by the Local Planning Authority prior to development works. The Phase II report will comprise an assessment of the risks from contamination to all receptors such as human health, controlled waters, the built environment and sensitive ecology from the site condition in the context of the proposed development. The report shall be prepared by a suitably qualified and competent person and shall include:

- i. A detailed site investigation comprising an assessment of soil, groundwater and ground gases / vapours to establish the extent, scale and nature of contamination on the Site (irrespective of whether this contamination originates on the Site).
- ii. An updated Conceptual Site Model (CSM) shall be included showing all potential pollutant linkages and an assessment of the potential risks to human health (Site end-users and construction workers), the built environment, controlled waters and sensitive ecology.
- iii. If the risk assessment identifies any unacceptable risks, a further remediation strategy / plan will be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.

B. Remediation Scheme

- a) Remediation will be required if the Phase II establishes the presence of a significant pollutant linkage. If required, a remediation strategy and verification plan will be submitted to and approved in writing by the Local Planning Authority prior to development works. The report shall be prepared by a suitably qualified and competent person, and the works thereafter will be carried out in full accordance with the remediation strategy / plan. No development works (other than investigative works) shall commence on-Site until such a time as a detailed remediation scheme for the development site has been submitted to and approved in writing by the Local Planning Authority.
- b) If required, the approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing of the intended commencement of remediation works no less than 14 days before the works commence on-Site.
- c) Following completion of remediation works and prior to first occupation, a Verification Report which demonstrates the effectiveness of the completed remediation works, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, shall be submitted to and approved in writing by the Local Planning Authority.

C. Reporting of Unexpected Contamination

- a) The presence of any previously unencountered contamination that becomes evident during the development of the Site shall be reported to the Planning Authority in writing within one (1) week, and work on the affected area shall cease with immediate effect. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken, and an amended remediation scheme shall be submitted to and approved in writing by the Local Planning Authority prior to re-commencement works in the affected area. The approved details shall be implemented as approved.
- b) Following completion of the above remediation works a Verification Report must be submitted to and approved in writing by the Local Planning Authority demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

4. No part of the development hereby permitted shall be commenced, including clearance of vegetation, unless there has first been submitted to and approved in writing by the local planning authority a Landscape and Ecology Management Plan ("LEMP"). The LEMP shall accord with all biodiversity related plans and documents required to be approved in the other conditions forming part of this permission and in particular include:

1. details of all habitat, ecological matters (incorporating all species enhancements) and landscaping associated with the development including identification of what is to be retained as well as all proposed creation and enhancement;
2. details of all proposed related works including any proposed hard landscaping and all boundary treatments;
3. a timetable for the provision of all identified habitat, ecological matters and landscaping; and
4. details and arrangements as to future on-going retention, management and maintenance, including provision for the replacement of any plant or tree associated with the habitat provision found damaged, removed, dead or dying.

The approved LEMP shall at all times be accorded with and the identified habitat, ecological matters and landscaping at all times retained, managed and maintained in accordance with the approved LEMP.

Reason: to ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

5. Within 4 months of the granting of planning permission the following shall have been submitted to and agreed with the Local Planning Authority:
 - i. details of a scheme to deliver a new signalised pedestrian crossing facility on Alder Road including a programme of works for implementation.
 - ii. details of a scheme to deliver the provision of a new bus shelter with associated Real Time Information (Landmark Bow Stainless Steel shelter specification) to replace the existing bus shelter on Alder Road located adjacent to the north west boundary of the site.
 The agreed schemes shall be complied with unless otherwise varied with the written consent of the Local Planning Authority.

Reason: In order to provide safe and useable access and to encourage sustainable modes of transport in accordance with Poole Local Plan Policy PP35

6. Prior to occupation, plans for the maintenance and management of the existing surface water drainage system must be submitted to and approved in writing by the local planning authority. The system shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding in accordance with PP38 of the Poole Local Plan (2018) and para. 170 of NPPF.

7. Prior to first occupation of the building details of measures to provide on-site renewable energy sources to meet a minimum of 20% of the predicted energy use of the non-residential development, shall be submitted to and approved in writing by the Local Planning Authority. These measures must then be implemented before any non-residential occupation is brought into use and maintained thereafter. Documents required by the Local Authority include: The Simplified Building Energy Model (SBEM) calculation documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and

The corresponding Energy Performance Certificate (EPC), and
A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 20% of energy use is provided by the renewable energy technology.

Reason - In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply in accordance with PP37 of the Poole Local Plan (2018).

8. Prior to occupation, flood mitigation measures must be installed and operational as identified in Technical Report, Tetra Tech Consulting Ltd13/1/26.

Reason: To make the building safe from flood risk for its lifetime in accordance with PP38 of the Poole Local Plan (2018) and para. 170 of NPPF.

9. Prior to the first use of the development hereby approved, a Delivery management plan shall be submitted to and approved in writing by the Local Planning Authority. The delivery management plan shall detail the control measures proposed to minimise noise impacts associated with early morning deliveries. Prior to the first occupation of the development, the approved DMP shall be implemented in full and shall be maintained in accordance with the approved details for all deliveries between 05:00 and 07:00 hours for the lifetime of the development.

General – In discharging this condition the DMP should include, but not limited to;

- i) Operational restrictions – No use of audible reversing alarms other than broadband (white noise) alarms and no use of forklifts or palletised deliveries during the restricted hours
- ii) Noise mitigation measures – No engine idling outside the site, gates/barriers to be opened prior to vehicles arriving, no radios or amplified sound during unloading, use of low noise roll cages and rubber matting to reduce impact noise, avoid dropping cages/containers
- iii) Staff training and compliance – training in quiet delivery practices, noise checks and monitoring procedures, complaints handling and corrective action protocols
- iv) Physical measures – acoustic fencing around the service yard, scheduling deliveries, ensuring all equipment in good working order, keeping all other doors closed during unloading, no shouting between staff.

Reason: to protect neighbouring amenity in accordance with PP27 of the Poole Local Plan (2018).

10. Prior to the first use of the development hereby permitted, details of the visitor cycle parking within the site (not including the staff cycle store) shall be submitted and approved in writing by the local planning authority and implemented. Thereafter, the approved bicycle parking facilities (including the staff cycle store) shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

Reason: In the interests of promoting alternative sustainable modes of transport.

11. Prior to the first use of the development hereby permitted, the acoustic fencing along the western boundary shall be installed in accordance with the approved plan C01 and maintained for the lifetime of the development.

Reason: to protect residential amenity in accordance with PP27 of the Poole Local Plan (2018).

12. Prior to the first use of development hereby permitted the cycle and vehicle parking, associated access and the pedestrian access pathways shown on the approved plans shall have first been fully constructed and laid out in accordance with the approved plans. Thereafter such parking and accesses shall be permanently retained and kept available for that purpose.

Reason: In order to provide parking in accordance with the Council Parking Standards SPD (2021) and to provide safe and useable access in accordance with Poole Local Plan Policy PP35.

13. Prior to the first use of the development hereby permitted a Travel Plan that contains objectives and measures to encourage sustainable modes of travel amongst employees and visitors to the units shall be submitted to and have been agreed in writing with, the Local Planning Authority. The development shall thereafter only be carried out in accordance with approved Travel Plan and the approved Travel Plan shall at all times be accorded with.

Reason: In order to mitigate the impact of the development upon the local highway network and to encourage sustainable modes of transport in accordance with Poole Local Plan policies PP35 and PP36.

14. Prior to the first use of the development hereby permitted, detailed design and specification of all lighting units shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the recommendations set out in the Lighting Assessment Report carried out by RPS Group, reference 794-ENV-EM-HYD-22695, dated 25th July 2025. The approved lighting scheme shall be implemented in full prior to first use of the development and maintained thereafter for the lifetime of the development.

Reason: to protect neighbouring amenity and nature in accordance with PP27 and PP33 of the Poole Local Plan (2018).

15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification the subdivided unit known as Unit 2 shall only be used for the sale of the following goods;

- a. DIY, home improvement and garden goods;
- b. Furniture, carpets and floor coverings;
- c. Camping, boating and caravanning goods;
- d. Electrical goods and gas appliances;
- e. Car accessories and bicycles and accessories;
- f. Kitchens, bathrooms and accessories;
- g. Homewares including home office goods;
- h. Soft furnishings;
- i. Handicraft materials and associated equipment and sundries;
- j. Books and magazines;
- k. Ancillary and seasonal goods which do not form part of the main product range;
- l. Snacks, beverages and soft drinks for consumption on the premises;
- m. No other goods unless otherwise approved by the Local Planning Authority.

Reason: To protect the vitality and viability of the Retail Centre in accordance with PP22 of the Poole Local Plan 2018.

16. All building services plant and associated equipment to be installed as part of the development shall be sited, designed, and operated to ensure that the rating level, as defined in BS

4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound, does not exceed the typical background level at the nearest noise-sensitive receptor during the hours the plant operates.

Reason: to protect neighbouring amenity in accordance with PP27 of the Poole Local Plan (2018).

17. No deliveries or despatches shall be made to or from the site, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen), before the hours of 05.00 nor after 23.00.

Reason: to protect neighbouring amenity in accordance with PP27 of the Poole Local Plan (2018).

18. All construction work shall be limited to 08.00 to 18.00hrs Monday to Friday, 08.00 to 13.00hrs Saturday and no working on Sundays and Bank Holidays.

Reason: to protect neighbouring amenity in accordance with PP27 of the Poole Local Plan (2018).

19. All noise mitigation measures as detailed in Section 4 and Appendix D of the Noise Impact Assessment (Rev E) by Sharps Acoustics dated 09/01/2026 shall be implemented in full and maintained for the lifetime of the development.

Reason: to protect neighbouring amenity in accordance with PP27 of the Poole Local Plan (2018).

20. 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 Impact Assessment Ref: 22695-RPS-XX-EX-RP-AR-9105 P03 by RPS received 07/01/2026.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction in accordance with PP27 of the Poole Local Plan (2018).

21. The development shall be carried out in accordance with the approved Landscape Management and Maintenance Plan Ref: 794-RPS-XX-EX-DR-L-9103 LMMP P01 received 25/11/2025 and thereafter retained in accordance with the approved details.

Reason: In the interests of securing the on-going amenity and the appearance of the development and locality in accordance with PP27 of the Poole Local Plan (2018).

22. The approved landscaping scheme shall be carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner. Any tree or plants found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree/plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

Reason: In the interests of securing the amenity and the appearance of the development and the locality in accordance with PP27 of the Poole Local Plan (2018).

23. Notwithstanding the provisions of Part 2, Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and

re-enacting that order with or without modification no access either vehicular, cycle or pedestrian shall be formed at anytime other than those shown on approved plan.

Reason: To prevent access to the highway at a location that is considered to be inappropriate and/or unsafe to across with Poole Local Plan Policy PP35.

Informative Notes:

1. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant was provided with the opportunity to address issues identified by the case officer.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
 - in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.
3. Works associated with delivery of the new pedestrian crossing will be required to be subject to appropriate agreements for works on the Highway. This will include a S278 Highways Agreement (under the current Highways Act). Enquiries regarding the appropriate required licences, including the S278 process, can be directed to the New Development Team at HighwayAgreements@bcpcouncil.gov.uk.
 4. Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during works affecting the Public Highway. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in a delay in starting work.

Background Documents:

P/25/03190/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed:

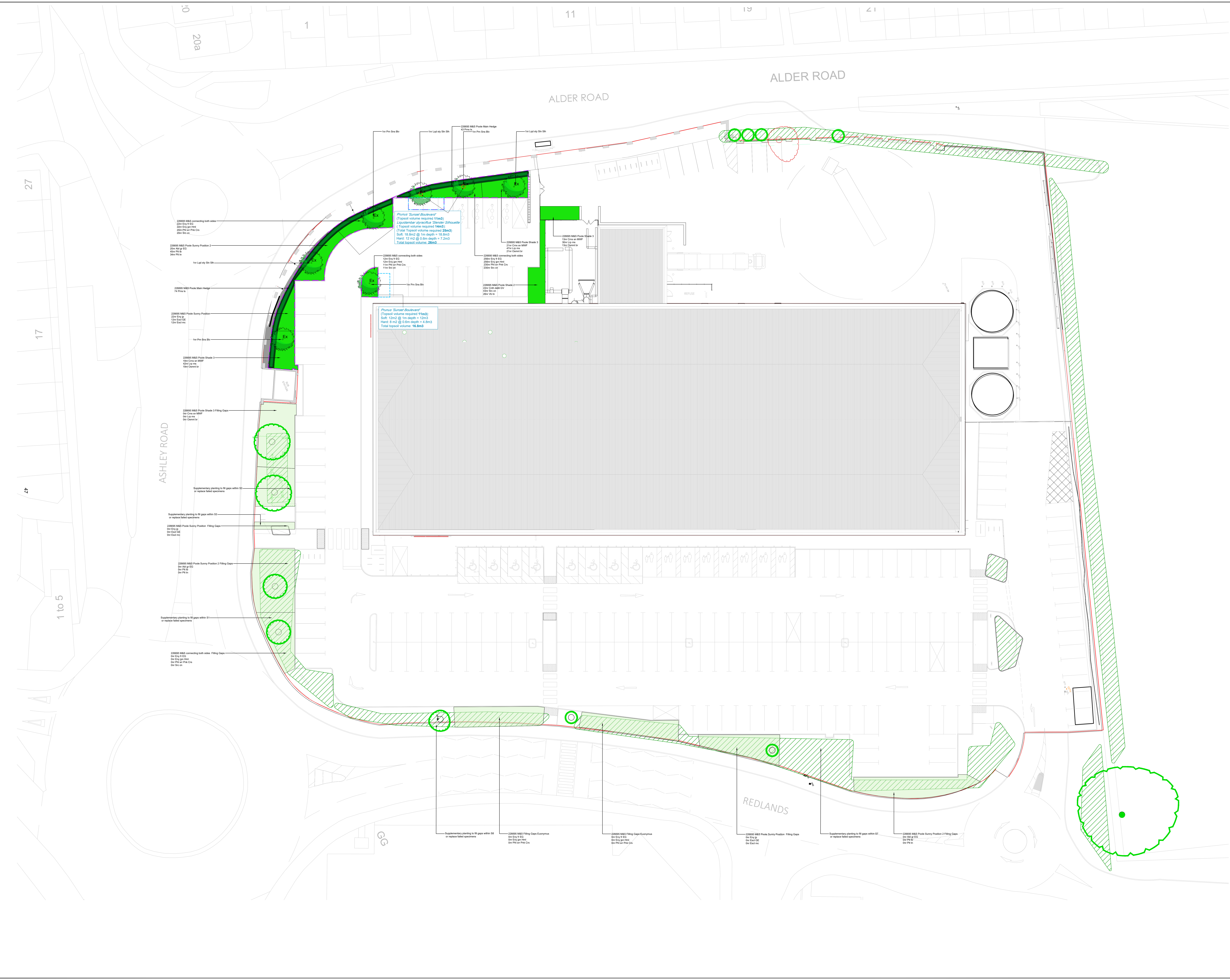
Officer: Shelly Edwards

Date: 01/05/2026

Agreed by: Katie Herrington

Date: 01/05/2026

Comment:



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Notes:

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100m	50m	20m	10m	5m	2m	1m	0.5m	0.2m	0.1m

In addition to the hazards / risks normally associated with the types of work detailed on this drawing take note below. It is assumed that all works on this drawing will be carried out by a competent contractor, working, where appropriate, to an appropriate method statement.

Construction risks	Maintenance/Cleaning risks	Demolition/Adoption risks

Key

- Application Boundary
- Existing trees to be retained and protected in accordance with BS 5837:2012
- Existing landscape to be retained and protected in accordance with BS 5837:2012
- Existing trees to be removed
- Feature Tree
- Ornamental Amenity Shrub Planting
- Ornamental Hedge
- Supplementary Planting to fill gaps across the existing Shrub Planting or replace failed specimens
- Soil Volume Area With Proposed Soil Cell Under Hard Surfing
- Proposed Flood Barrier
- Retaining Wall to Engineering Specification

PO5	Tree T1 & Purkie removed	NG	DB	05.01.2025
PO4	Tree T1 shown as retained and location amended	NG	NG	10.12.2025
PO3	Revised to reflect recent amendments	SP	MS	17.11.2025
PO2	Updated to latest layout	NG	DB	14.11.2025
PO1	First Issue	SP	NG	24.10.2025
Rev	Description	By	Chk	Date



5 New York Street
 Manchester M1 4JB
 United Kingdom
 T: +44 (0) 161 228 1800 E: rps@rpsgroup.com

Client: **M&S**

Project: **M&S Poole-**

Title: **Detail Soft Landscape**

Status: **Drawing Status** 1:200 @A0 Date Created: **October 2025**

Task Team: **DMB** Information Author: **SP** Task Information Manager: **NG**

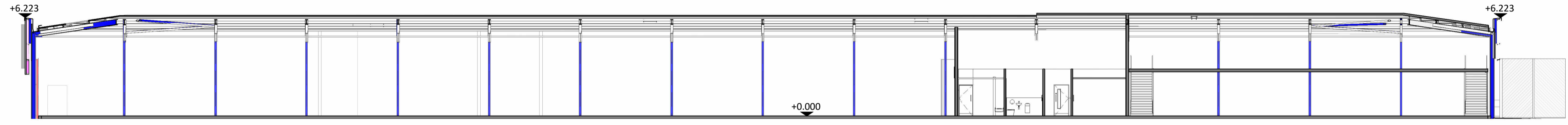
Document Number: **22695-RPS-XX-EX-DR-L-0106**

Project Code: **794-ENV-EM-HYD-22695** Suitability: **S3** Revision: **P05**

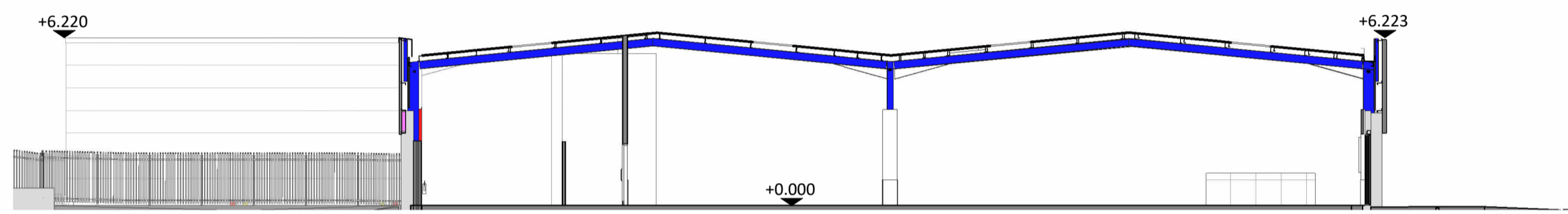
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 Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.



Section 1
 1 : 200

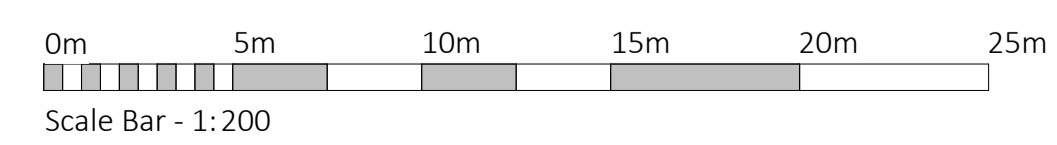


Section 2
 1 : 200

49



Sections Location Plan
 Scale: NTS



No	Date	Description	By	Ckd
P02	14.11.25	Updated following client comments	AL	CH
P01	11.07.25	Initial issue.	GN	CH

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STORE NAME
 M&S Poole, Redlands

COUNTRY
 ENGLAND

PROJECT
 M&S Poole, Redlands - New Foodhall

DRAWING TITLE
 Proposed Building Sections

CONSULTANT
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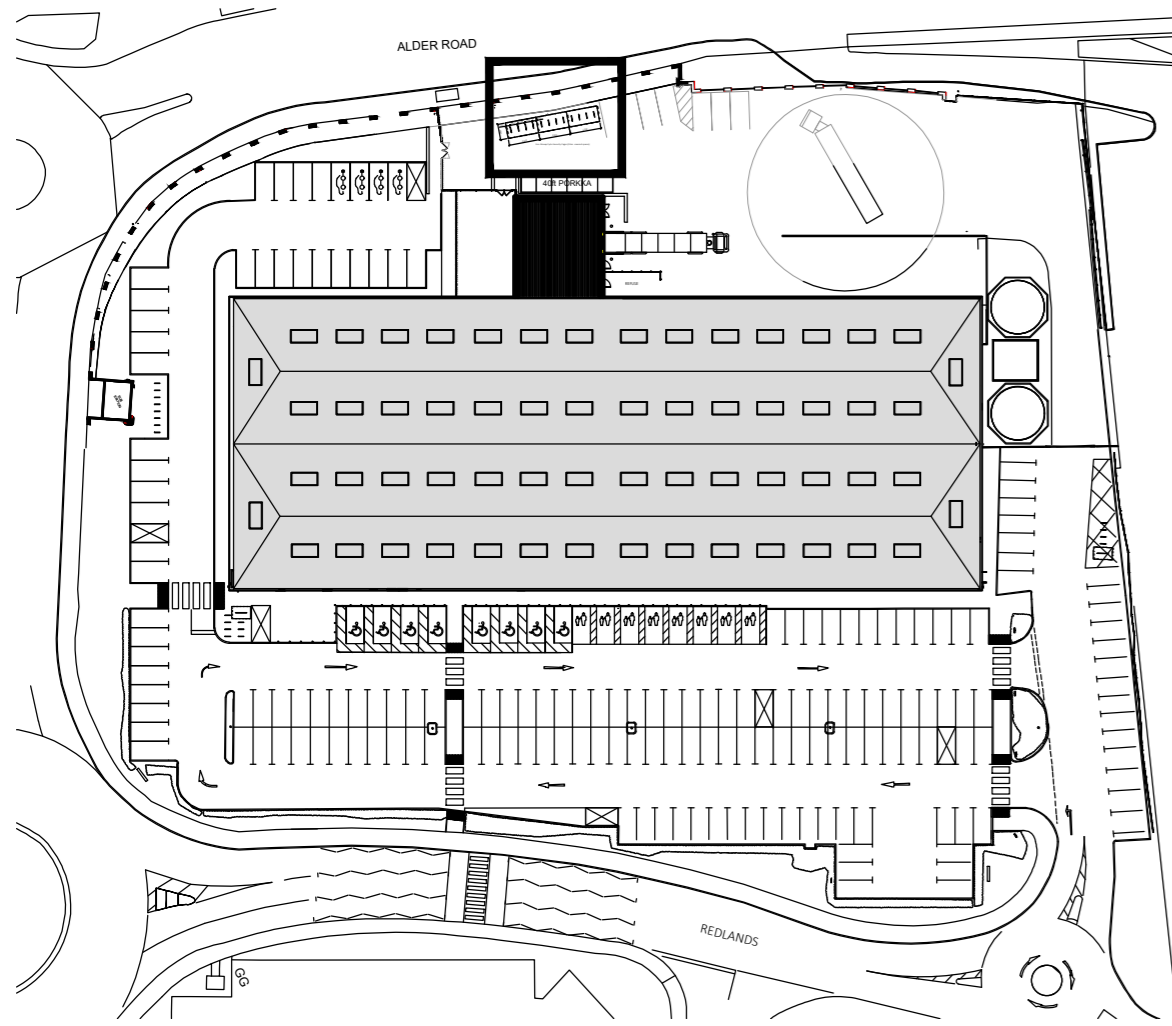
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 Architect

Whittam Cox
 ARCHITECTS

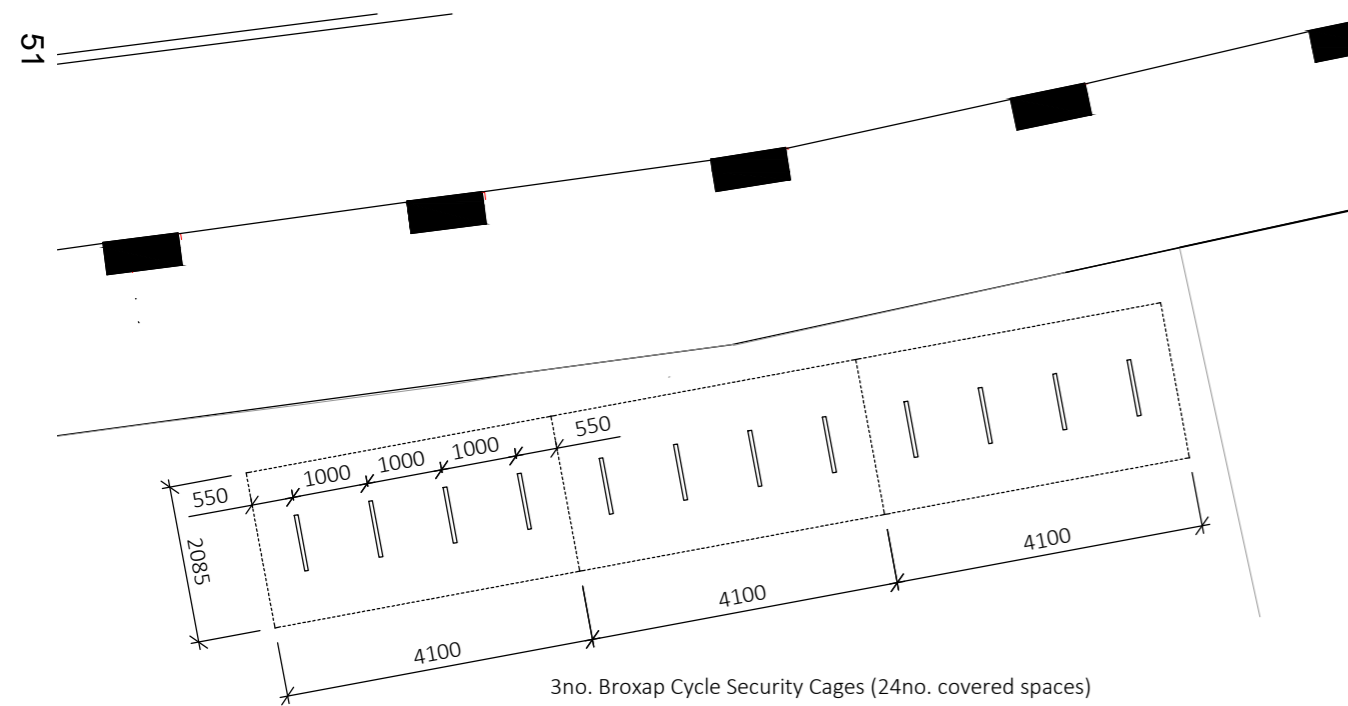
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As indicated	A2	July 25	GN	CH
STORE NUMBER	PROJECT NO.	DISCIPLINE CODE	NUMBER	
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CONSULTANT PROJECT NO.		STATUS	REVISION	
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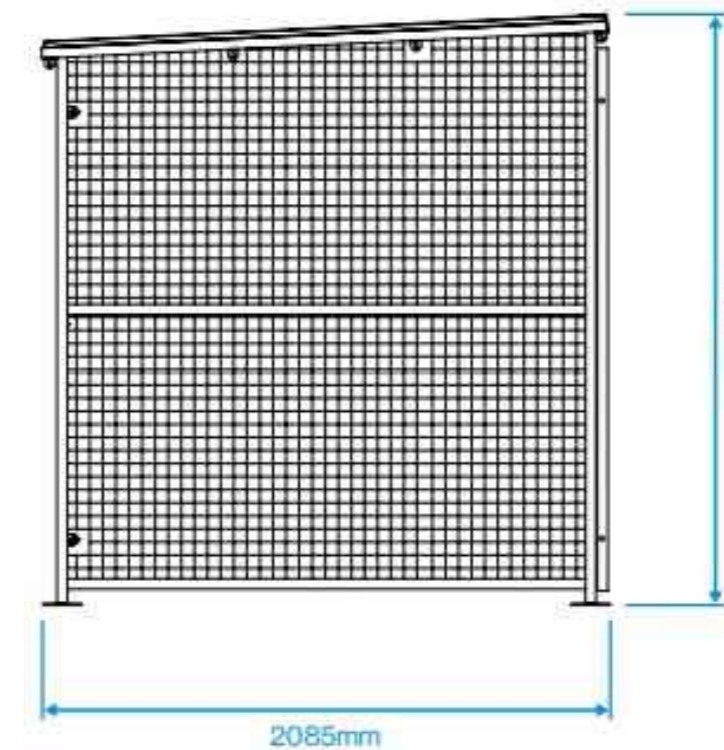
1 SITE LOCATION PLAN
 PL208 Scale 1:1000 @ A2



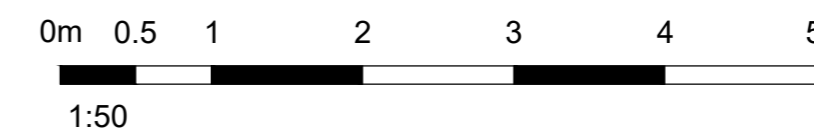
2 PROPOSED STAFF CYCLE PARKING (24 SPACES)
 PL208 Scale 1:50 @ A2



EXAMPLE SINGLE BROXAP PREMIER CYCLE SECURITY CAGE. NOTE ACTUAL CAGE TO BE IN RAL 9005 BLACK



SIDE ELEVATION



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P02	15.04.26	Updated in line with Transport Officer's comments	AL/CH
P01	10.10.25	Issued for Planning	AL/CH
No	Date	Description	Drawn/Chkd By

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 COUNTRY
ENGLAND
 PROJECT
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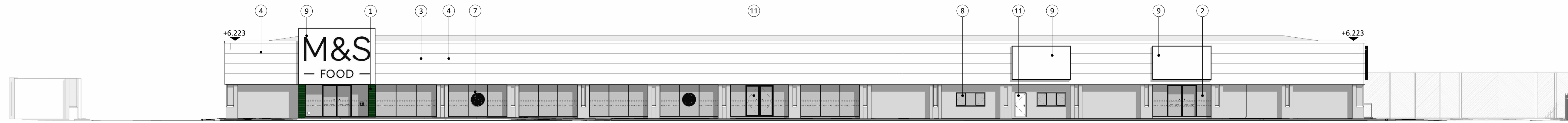
DRAWING TITLE
Proposed Cycle Parking Details

CONSULTANT
Whittam Cox Architects
 DISCIPLINE DESCRIPTION
Architect

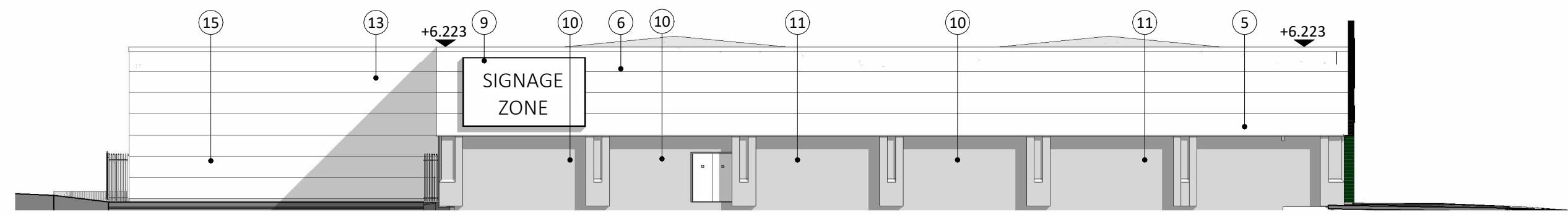
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250055		PL	P02	

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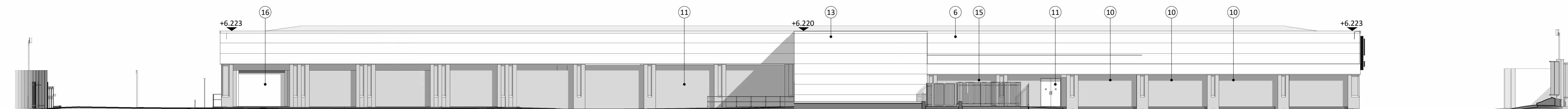
Proposed East (Front) Elevation
 1 : 200



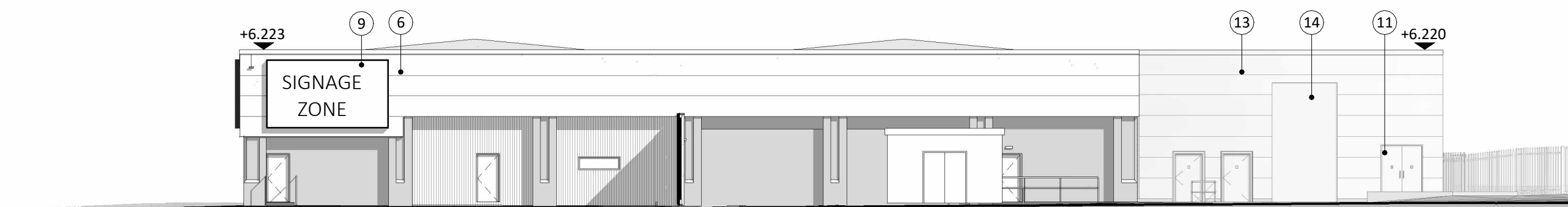
Proposed South Elevation
 1 : 200



Reference Plan
 Scale: NTS



Proposed West (Rear) Elevation
 1 : 200



Proposed North Elevation
 1 : 200

Proposed Alterations Key

- Existing feature entrance to be demolished and replaced with new, incorporating; new automatic sliding doors set within aluminium framed curtain walling, Colour: RAL9005 Jet Black with green tiled portal surround.
- New entrance to new retail unit created by subdivision, incorporating; new automatic sliding doors set within aluminium framed curtain walling, Colour: RAL 9005 Jet Black
- Existing feature "wave" to be removed.
- Existing aluminium rainscreen cladding to be removed and replaced with new aluminium rainscreen cladding, Colour: RAL 9010 Pure White, with aluminium capping, Colour: RAL 9010 Pure White.
- Additional panel of aluminium rainscreen cladding to be incorporated to align with front elevation, Colour: RAL 9010 Pure White.
- Existing aluminium rainscreen cladding to be resprayed, Colour: RAL 9010 Pure White.
- New aluminium framed curtain walling, Colour: RAL 9005 Jet Black.
- New aluminium framed window to be installed, Colour: RAL 9005 Jet Black.
- Proposed Signage Zone subject to separate application.
- Existing glazing to be removed and replaced with brickwork to match existing.
- New steel door, Colour: RAL 9005 Jet Black
- Existing door to be resprayed, Colour: RAL 9005 Jet Black.
- New service bay to be provided, faced with aluminium rainscreen cladding, Colour: RAL 9010 Pure White.
- New roller shutter.
- New secure fencing to service yard and plant enclosure.
- Existing roller shutter retained.

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No	Date	Description	By	Ckd
P02	14.11.25	Updated following client comments	AL	CH
P01	11.07.25	Initial issue	GN	CH

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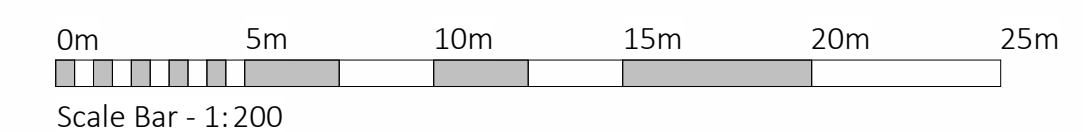
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 M&S Poole, Redlands
 COUNTRY
 ENGLAND
 PROJECT
 M&S Poole, Redlands - New Foodhall

DRAWING TITLE
 Proposed Elevations

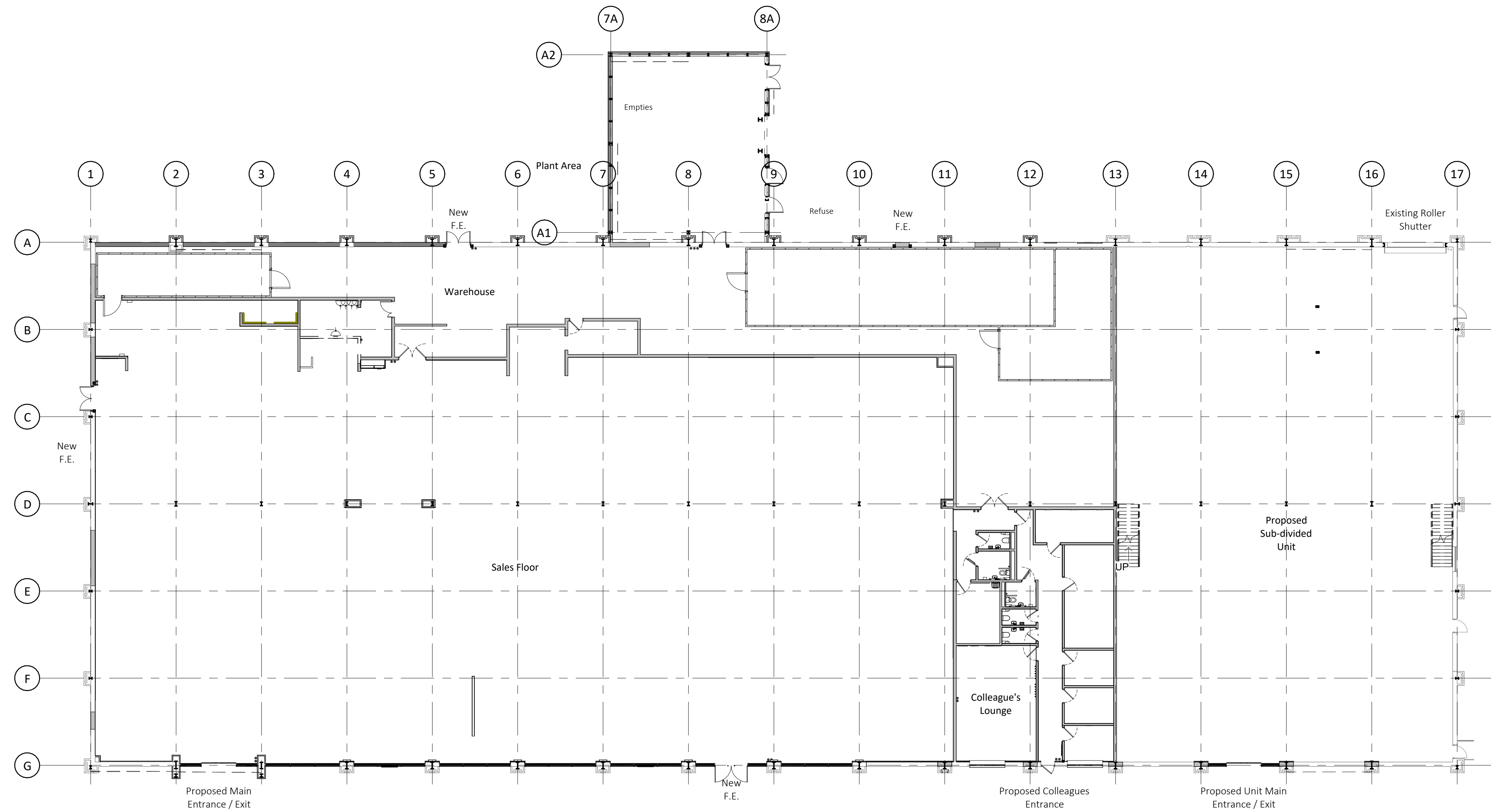
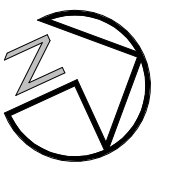
CONSULTANT
 Whittam Cox Architects
 DISCIPLINE DESCRIPTION
 Architect

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As indicated	A1	July 25	GN	CH
STORE NUMBER	PROJECT NO.	DISCIPLINE CODE	NUMBER	
7636	WOS001	A	PL-204	
CONSULTANT PROJECT NO.	STATUS	REVISION		
250055	PL	P02		



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55

Proposed Ground Floor Plan
 1 : 200

PO2	14.11.25	GA Plan updated	AL	CH
PO1	11.07.25	Initial issue	GN	CH
No	Date	Description	By	Ckd

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STORE NAME
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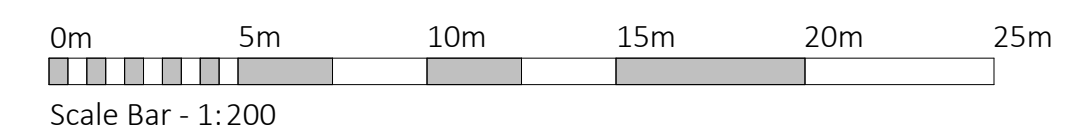
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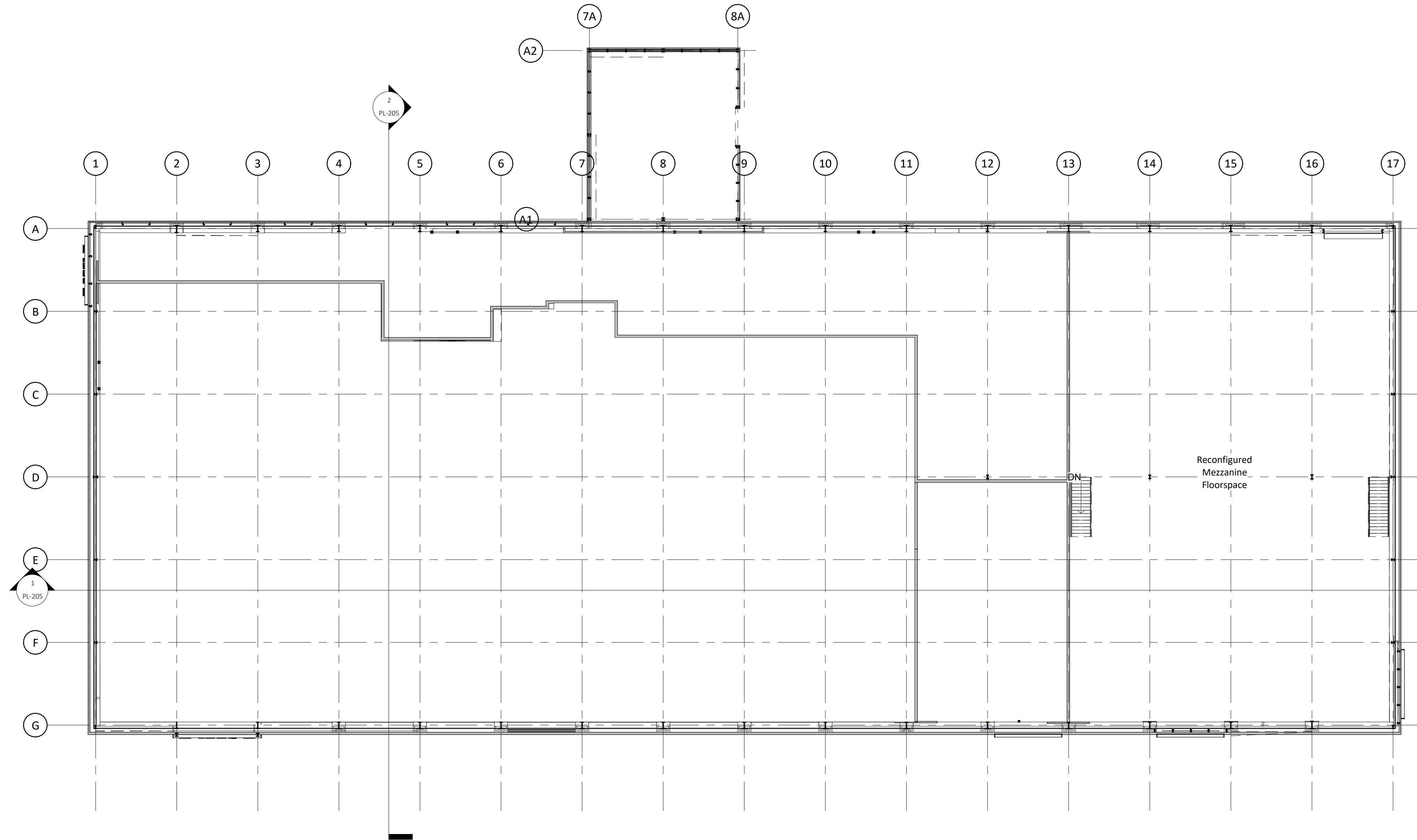
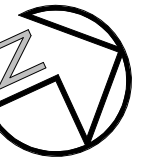
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 Whittam Cox Architects
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7636	WOS001	A	PL-202	
CONSULTANT PROJECT NO.	STATUS	REVISION		
250055	PL	PO2		



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Proposed Mezzanine Level Plan
 1 : 200

57

PO2	14.11.25	Updated following client comments	AL	CH
PO1	08.08.25	Initial Issue	AL	CH
No	Date	Description	By	Ckd

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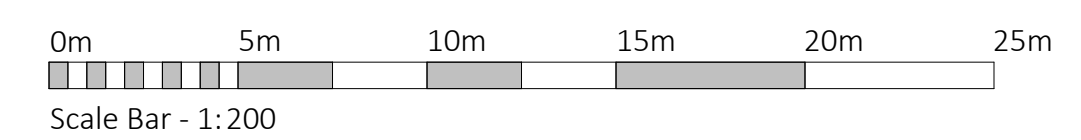
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 COUNTRY
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 PROJECT
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DRAWING TITLE
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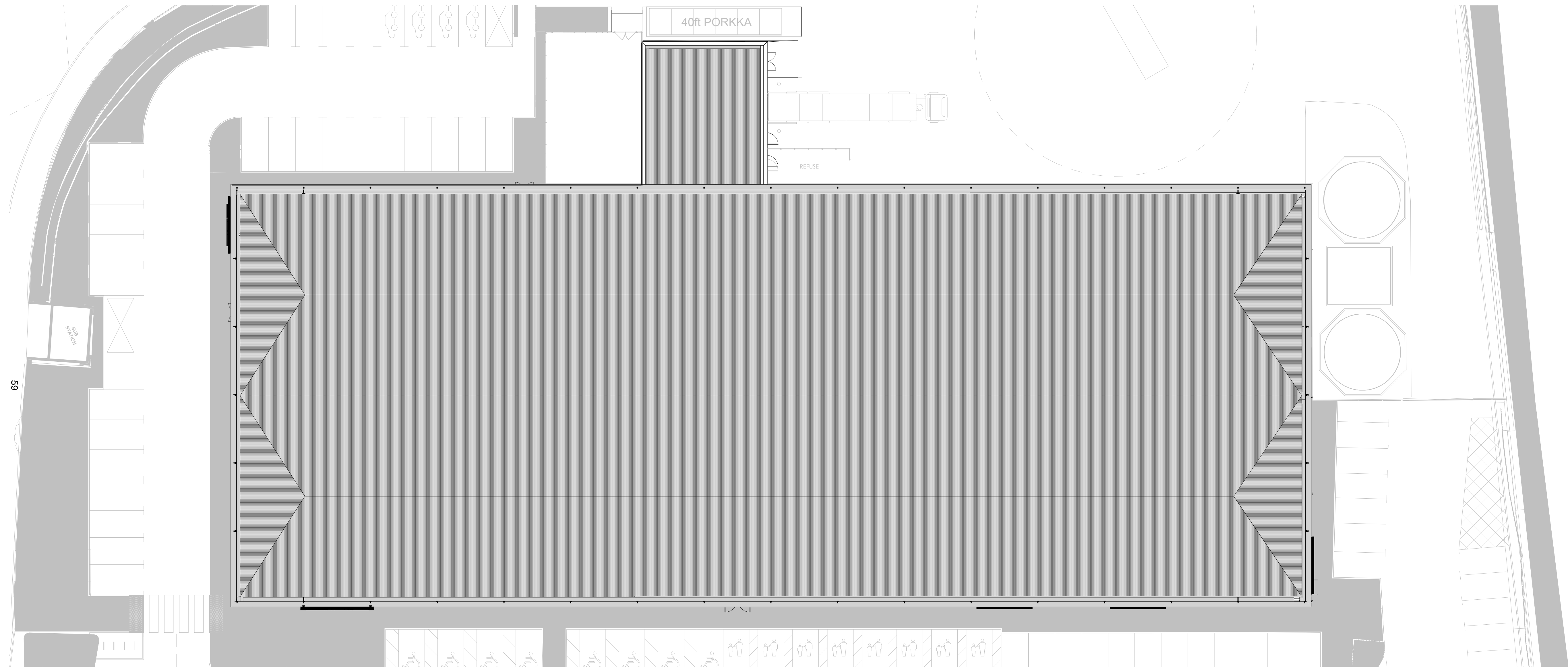
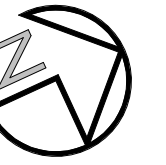
CONSULTANT
 Whittam Cox Architects
 DISCIPLINE DESCRIPTION
 Architect

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7636	WOS001	A	PL-206	
CONSULTANT PROJECT NO.	STATUS	REVISION		
250055	T	PO2		



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Proposed Roof Plan
 1:200

PO2	14.11.25	Updated following client comments	AL	CH
PO1	11.07.25	Initial issue	GN	CH
No	Date	Description	By	Ckd

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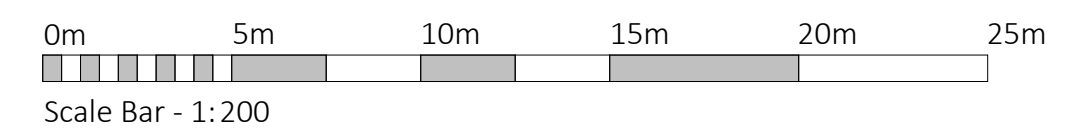
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 COUNTRY
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 PROJECT
 M&S Poole, Redlands - New Foodhall

DRAWING TITLE
 Proposed Roof Plan

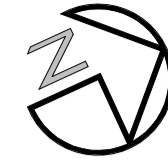
CONSULTANT
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7636	WOS001	A	PL-203	
CONSULTANT PROJECT NO.	STATUS	REVISION		
250055	PL	PO2		



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Site Boundary



Proposed Alterations Key

- ① Existing feature entrance to be demolished and replaced with new, incorporating; automatic sliding doors set within curtain walling with green tile portal surround.
- ② New service bay to be provided, incorporating new roller shutter and access doors.
- ③ Car park to be extended to south and west.
- ④ New priority parking bays adjacent to store front.
- ⑤ New cycle parking.
- ⑥ Existing pedestrian access re-aligned to provide crossing perpendicular to the road way
- ⑦ Existing fence panels to be removed and replaced with acoustic screen to service yard. Refer to PL-207 for acoustic fence extents.
- ⑧ New entrance to subdivided unit.
- ⑨ 3m high acoustic louvred fence.
- ⑩ New covered staff cycle parking - refer to Drawing PL-208
- ⑪ New pedestrian link and crossings from car park entrance to store front.
- ⑫ Existing tarmac pathway widened to same width as new pedestrian crossing to the Foodhall Entrance.
- ⑬ Existing concrete pathway retained to provide hard standing for 3no. Sheffield cycle stands
- ⑭ Proposed location for Puffin Crossing on Alder Road.

Proposed Car Park Allocation

Standard Parking Spaces	168
Disabled Spaces	8 4%
Parent & Child Spaces	8 4%
Electric Vehicle Charging	4 2%
Colleague Parking	7
Total Parking Spaces	195
Cycle Parking Spaces	58
(of which cargo bike spaces)	4 7%
Trolley Bays	6

No	Date	Description	By	Ckd
PO5	05.01.26	Refuse area relocated. Updated following planning comments.	AL	CH
PO4	14.11.25	Updated following client comments	AL	CH
PO3	10.10.25	Updated following comments from Local Highways Authority	AL	CH
PO2	01.10.25	8no. cycle spaces added for sublet use.	GN	CH
PO1	11.07.25	Initial issue.	GN	CH

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STORE NAME
M&S Poole, Redlands

COUNTRY
ENGLAND

PROJECT
M&S Poole, Redlands - New Foodhall

DRAWING TITLE
Proposed Site Plan

CONSULTANT
Whittam Cox Architects
DISCIPLINE DESCRIPTION
Architect

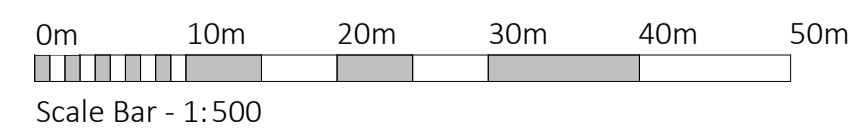
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SCALE	PAPER SIZE	DATE	DRAWN	CHECKED
1 : 500	A2	July 25	GN	CH
STORE NUMBER	PROJECT NO.	DISCIPLINE CODE	NUMBER	
7636	WOS001	A	PL-201	
CONSULTANT PROJECT NO.	STATUS	REVISION		
250055	PL	POS		

Proposed Site Plan

1 : 500



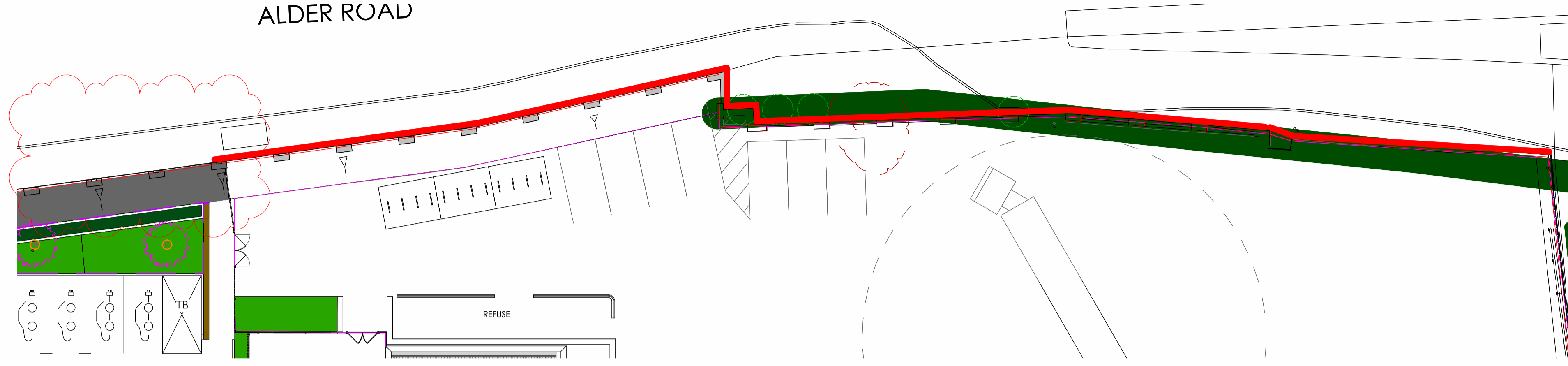
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ALDER ROAD

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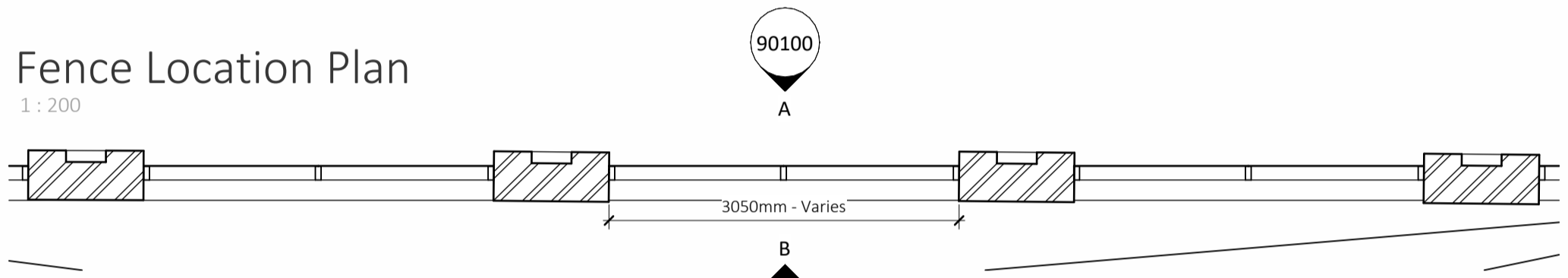


— Extent of Fence



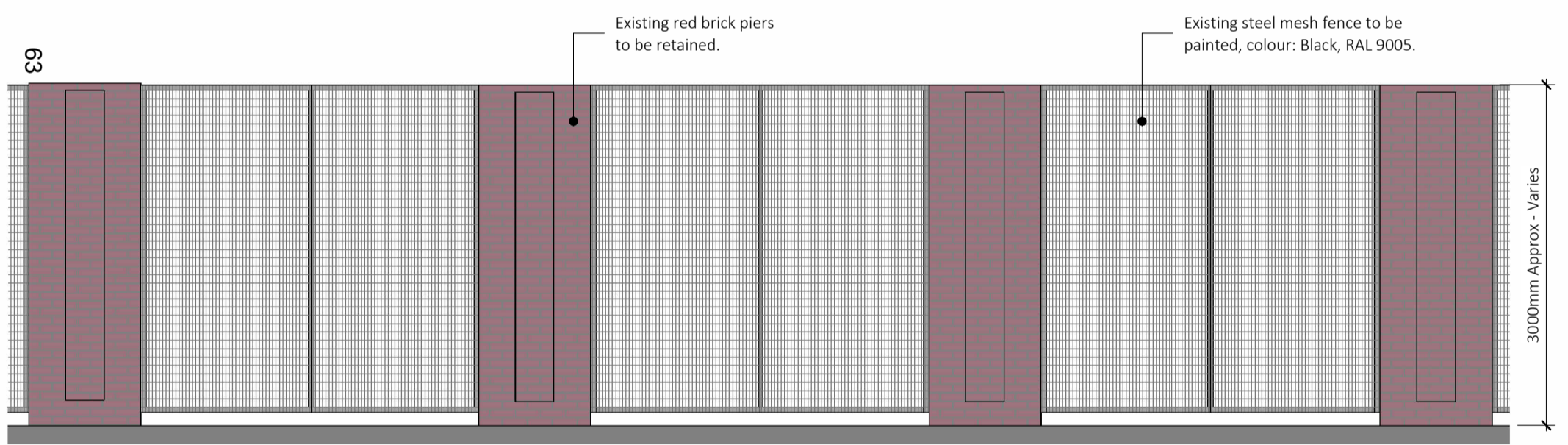
Fence Location Plan

1 : 200



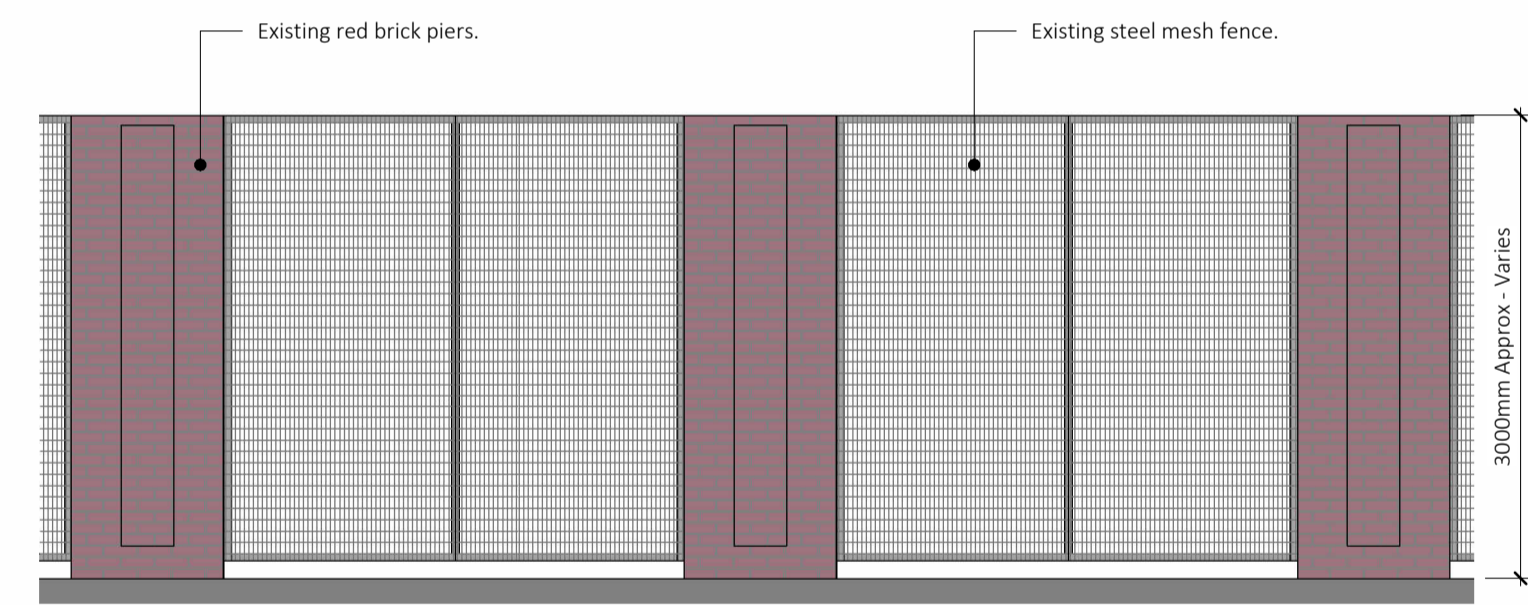
Typical Fence Bay - Plan

1 : 50



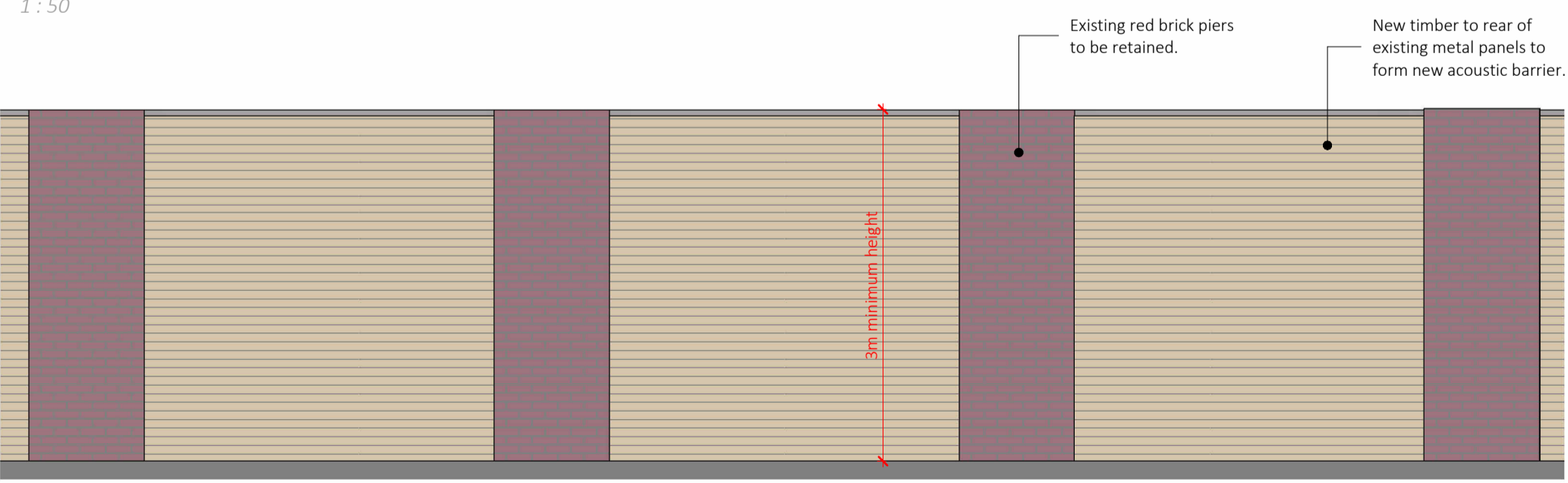
Typical Proposed Fence Bay - Road Facing Elevation A

1 : 50



Typical Existing Fence Bay

1 : 50



Typical Proposed Fence Bay - Yard Facing Elevation B

1 : 50

No	Date	Description	By	Ckd
T04	09.01.26	Extent of perimeter acoustic fence reduced	AL	CH
T03	06.01.26	Extent of acoustic fence extended to northern boundary. Tree on boundary fence to be removed.	AL	CH
T02	18.12.25	Acoustic fencing extended 3 bays further south. PORKKA unit relocated to former refuse store area. Tree T1 to be retained.	AL	CH
T01	10.10.25	Issued for Tender	AL	CH

CLIENT
M&S
 EST. 1884

STORE NAME
 M&S Poole, Redlands
 COUNTRY
 ENGLAND

PROJECT
 M&S Poole, Redlands - New Foodhall

DRAWING TITLE
 Proposed Works To Service Yard Fence

CONSULTANT
 Whittam Cox Architects
 DISCIPLINE DESCRIPTION
 Architect

Whittam Cox ARCHITECTS
 Chesterfield / 01246 260 261
 London / 02033 880 019
 Leeds / 0113 468 2450
 whittamcox.com

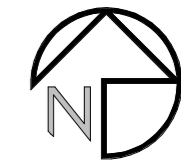
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STORE NUMBER
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CONSULTANT PROJECT NO.
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Site Boundary



65

No	Date	Description	GN	CH
PO1	11.07.25	Initial issue.		

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STORE NAME
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COUNTRY
ENGLAND

PROJECT
M&S Poole, Redlands - New Foodhall

DRAWING TITLE
Site Location Plan

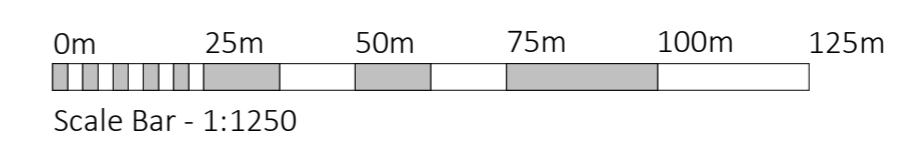
CONSULTANT
Whittam Cox Architects

DISCIPLINE DESCRIPTION
Architect

Whittam Cox ARCHITECTS
 Chesterfield / 01246 260 261
 London / 02033 880 019
 Leeds / 0113 468 2450
 whittamcox.com

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1 : 1250	A2	July 25	GN	CH
STORE NUMBER	PROJECT NO.	DISCIPLINE CODE	NUMBER	
7636	WOS001	A	PL-100	
CONSULTANT PROJECT NO.	STATUS	REVISION		
250055	PL	PO1		

Site Location Plan
 1 : 1250



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Planning Committee

Application Address	Cobham Sports And Social Club Merley Park Road Poole BH21 3DA
Proposal	Installation of additional Flood lighting to the existing artificial grass sports pitch (Retrospective)
Application Number	P/26/00440/FUL
Applicant	Cobham Sports and Social Club
Agent	Mr Ben Green Chapman Lily Planning Ltd
Ward and Ward Member(s)	Bearwood & Merley
Report status	Public
Meeting date	14/05/2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Ward Cllr call in for reasons: The application affects a small number of residents directly. It also influences possible road safety. At the adjacent junction there have been 7 road traffic incidents over the last 15 years involving 17 vehicles and 9 casualties, one of being serious. Two of them only involved one vehicle and was, probably, a result of misinterpreting the road layout. The glare from the lights will compound these incidents.
Case Officer	Dominika Robbins
Is the Proposal EIA Development?	No

Description of Proposal

1. This application is for the Installation of additional Flood lighting to the existing artificial grass sports pitch (Retrospective)

Description of Site and Surroundings

2. Cobham Sports and Social Club is situated to the southwestern edge of a wider site with playing fields to the east, miniature railway and radio clubs to the south and a golf club to the north. A band of mature Poplars separates the golf club and the playing fields. The part of the Club site that is a subject of this application is used as a football pitch approved under P/25/00992/FUL.
3. To the east, the site abuts a row of dwellings and other buildings in commercial use, which front Gravel Hill and Merley Park Road respectively.

Relevant Planning History

4. **P/25/00992/FUL** - Erect an artificial grass sports pitch with associated perimeter fencing and landscaping.

Constraints

5. The site lies within the South East Dorset Greenbelt. There are no protected trees on the site, however, the trees on adjacent land are protected by TPOs.
6. The site is circa 500m from Ashington Conservation Area; however, it is not within its boundaries.

Public Sector Equalities Duty

7. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

8. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations”), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
9. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
10. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely

affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

12. BCP Highway Services – no objection
13. BCP Environmental Health Officer – No objection
14. BCP Ecology Officer – No objection subject to appropriate condition.

Representations

15. Site notices were posted outside the site on 20 February 2026 with an expiry date for consultation of 13 March 2026. 4 letters of representation have been received (2 from the same address) raising objection to the proposal. The issues raised comprise the following:

- Light protrusion,
- Loss of sky view for residential properties located to the south east of the application site,
- Previous permission should be investigated and reviewed
- Lighting which seems to involve neglect of respect for biodiversity and its sensitivity to light at night.
- According to the previous approval, the pitched shall be used by club members only but it is constantly rent out to third parties

16. Officer comment: Any alleged breach of planning should be reported to the council's enforcement team, and any concerns regarding the original concerns should be submitted via the council's complaint process.

Key Issue(s)

17. The 4 flood lights on the new columns and new lights on the existing columns that are a subject of this application have been installed and therefore, the application is retrospective. The key issue(s) involved with this proposal are:

- Principle of development
- Impact on the character and appearance of the area, including green belt
- Impact on the neighbouring amenity
- Impact on parking and highway safety
- Biodiversity considerations

18. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

19. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. In reaching this decision the policies in the

Development Plan for the area were taken into account. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024. These include specifically the following policies:

Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development

PP02 Amount and Broad Location of Development

PP26 Sports, recreation and community facilities

PP27 Design

PP32 Poole's Nationally, European and Internationally Important Sites

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)

The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)

The Bournemouth and Poole Sports Facilities Strategy 2014-2026

National Planning Policy Framework (December 2024 as amended)

Planning Assessment

The principle of the development within Green Belt:

20. The application site is located within Green Belt. Paragraph 153 of the NPPF advises that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
21. The proposed additional flood lighting is associated with the previously approved pitched and due to its nature and minor scale do not harm the openness of the Green Belt. The row of trees shown on the plans number 420.GA.03b and 420.GA.01.02b is not part of this application as it is proposed to be planted beyond the red line.

22. The proposal does not, therefore, be considered inappropriate development in the Green Belt and does not harm its openness that would comply with the provisions of Policy PP2 of the Poole Local Plan and Section 13 of the NPPF.

Impact on the character and appearance of the area:

23. Policy PP27 of the Poole Local Plan 2018 requires a good standard of design in all new developments. It supports development which reflects or enhances local patterns of development and neighbouring buildings by virtue of their layout and siting; height and scale; bulk and massing; materials and detailing; landscaping and visual impact.
24. The proposed 4 flood lights installed on the new columns of the height of 6m – 2 to the south west of the application site and 2 to its north eastern side together with new floodlights installed on the existing columns are implemented to facilitate the use of the existing pitch and due to their minor scale do not materially harm the character or appearance of the surrounding area. The previously existing flood lights were visible from the nearby residential development; however, they, together with the new lighting remain appropriate in scale and design for the use and function of the site and not as overly prominent in their setting.
25. The proposal, therefore, complies with the provisions of Policy PP27 of the Poole Local Plan.

Impact on the neighbouring amenity:

26. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, privacy, whether the development is overbearing or oppressive, along with noise and artificial light intrusion.
27. With regards to residential amenity, the site is located some 12m-16m away from the rear boundaries of the residential properties in Oakley Hill, which back into the site. The proposed additional lighting are thin in profile, and given this and the distance separation, would not cause any harm to neighbouring amenity by way of shading, privacy, or overbearing impacts.
28. The neighbours raised concerns regarding loss of sky view due to installation of the additional lights, however, views are not protected in planning terms.
29. The application has been assessed by the BCP Environmental Health who concluded that submitted lighting information demonstrates sufficiently that the provision of illumination for the safe use of the pitch is adequate and appropriate, and that the control of light spill to surrounding residential properties is effective, such that the risk of light nuisance is satisfactorily mitigated. They stated that the updated modelling demonstrates that predicted light levels at nearby residential receptors are now consistent with the relevant criteria set out in ILP Guidance Note 1 (GN01/21): The Reduction of Obtrusive Light, which forms the primary reference for assessing light intrusion and residential amenity impacts. In addition, the proposed 21:30 lighting curfew provides an important and appropriate safeguard in terms of protecting residential amenity during the later evening period and is consistent with the principles of GN01/21 in applying temporal controls to limit obtrusive light.
30. Regarding noise, the current application is to replace the existing lights serving the football pitch and 4 new ones. Currently there is a condition imposed to the permission for the artificial grass sports pitch limiting use of this pitch to 8am to 9:30pm Mondays to Sundays, including Bank Holidays. The floodlights associated with the previously approved development were also time limited to be use from dusk till 9.40pm Monday to Sunday, including Bank Holidays. These conditions still apply.

31. It would be reasonable to impose the condition to the current permission to limit time of lighting from dusk to 9.30pm every day to reduce their impact on the neighbours in terms of artificial light intrusion.
32. Therefore, subject to aforementioned condition, the scheme is in line with the provision of Policy PP27 of the Poole Local Plan.

Impact on parking and highway safety:

33. Policies PP34 and PP35 of the Poole Local Plan give a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
34. The proposal has been assessed by the Council's Transportation Officer who has supported the proposal and advised that the proposal would have no adverse impact on highway safety.
35. It is therefore considered that the proposal would comply with the provisions of Policies PP34 and PP35 of the Poole Local Plan (November 2018).

Biodiversity considerations:

36. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
37. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
38. The application site is close to the established ecological network, which includes Dorset heathland (SAC, Ramsar and SPA sites), as well as Canford heath SSSI, Leigh Common LNR, Corfe and Barrow Hills LNR and SSSI. These sites have been identified as potentially being impacted by the proposed development.
39. The site and its surroundings offer suitable habitats to badgers and hedgehogs, with limited suitability for bats and foraging birds. No amphibians were recorded on site or its vicinity and the site contain limited suitable habitat for reptiles, amphibians and invertebrates. The site is in constant use which precludes its suitability as a terrestrial habitat.
40. The submitted Lighting Calculation states that lights are cool white of 5000K LEDs and that the lighting is programmed to switch off from 9:30pm. The Council's Biodiversity Officer assessed the proposal and raised no objection to the use of the new flood lights and their impact on any protected species near the site subject to a condition to limit usage of lighting from dusk until 9:30pm.

41. Therefore, subject to aforementioned condition, the proposal is acceptable and in accordance with the relevant legislation and Policies PP32, PP33 and PP39 of the Poole Local Plan.
42. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is de minimis as there is no more than 25sqm of habitat or 5m of linear habitat impacted by the development.
43. Therefore, proposal is acceptable and in accordance with the relevant legislation and Policy PP33 of the Poole Local Plan.

Waste collection considerations:

44. Due to the nature of the proposed scheme, it is not expected that it would have any additional impact on the existing waste collection arrangements on site, which would be considered acceptable in that regard.

Other considerations:

45. The application site is located in an area safeguarded for minerals extraction; however, the site is used as an established sports centre and therefore the proposed development does not prejudice any land designation in that regard.

Planning Balance/Conclusion

46. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018). The proposed scheme does accord with the Development Plan as a whole. It has no materially harmful impact on the visual amenity of the area, residential amenities of the adjoining and nearby properties, subject to appropriate condition, and all other material planning matters discussed within the report above.
47. In view of the above assessment, the proposal is therefore recommended for approval, subject to conditions outlined in the report.

Recommendation

48. Grant, subject to the following:

Conditions

1. The floodlights hereby permitted, associated with the sports pitch shall only be used from dusk till 9.30pm Monday to Sunday, including Bank Holidays.

Reason: In order to control the floodlighting and their associated impacts on the amenities of nearby residential properties and protected species near the site in accordance with Policies PP27, PP32, PP33 and PP39 of the Poole Local Plan (November 2018) and NPPF.

2. The development hereby permitted shall only be carried out in accordance with the following approved plans:

Drawing no. 420.GA.01.02b Proposed Site Plan received 02/02/2026

Drawing no. 420.GA.03b Proposed Site Plan and Elevations received 02/02/2026

Drawing no. 420.GA.01.01c Block Location Plan received 10/02/2026

Drawing no. P25023-DRG-PL-03 Rev. P01 Lighting Calculation received 02/03/2026

Drawing no. P25023-DRG-PL-02 Rev.P01 Lighting Construction Layout received 02/03/2026

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

1. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information provided, it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.

Background Documents:

P/26/00440/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed:

Officer: Dominika Robbins

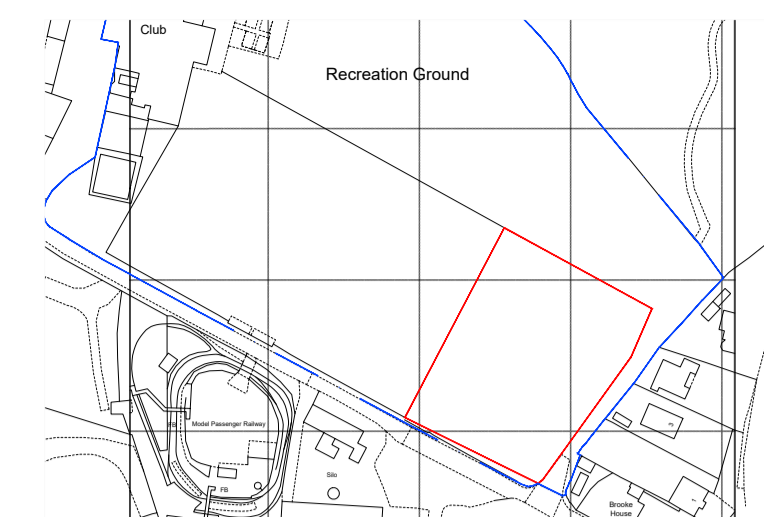
Date: 09/04/2026

Agreed by: Katie Herrington

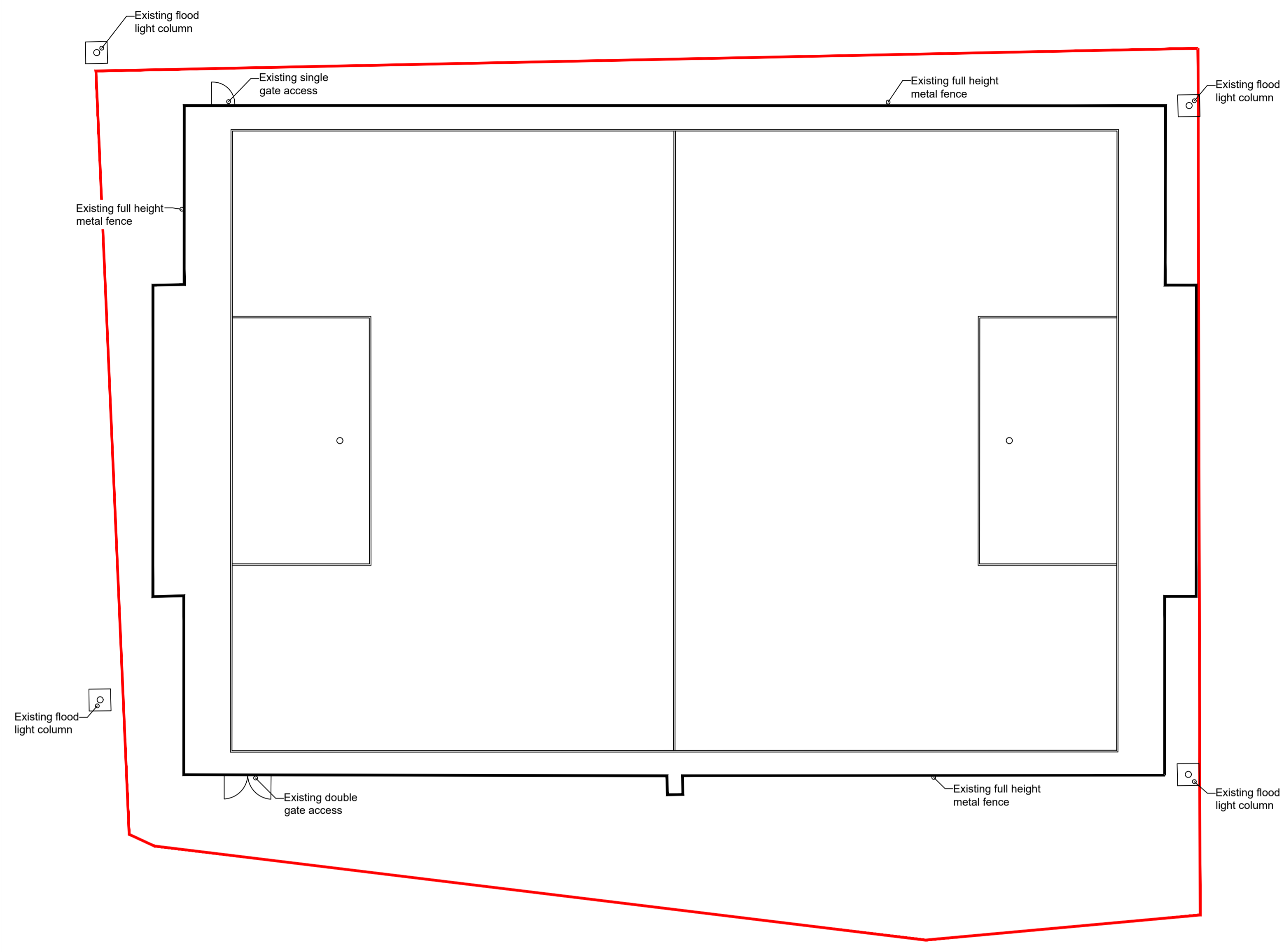
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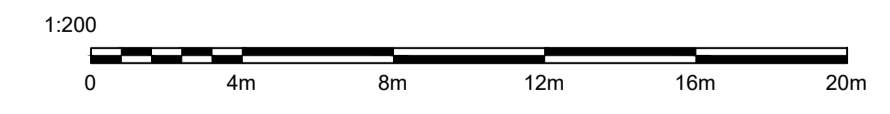
1:2500 Location Plan



Existing Site Plan
Scale 1:200 @ A1



Existing Elevations
Scale 1:200 @ A1



Key.

- Boundary ————
- Area of Demise ————
- Existing Structure ————



Project.	Cobham Sports & Social Club, Merley Park Road, Wimborne BH21 3DA
Client.	Mr Weight
Drawing Title.	Existing Site Plan and Elevations
Scale.	1:200 @ A1
Drawing No.	420.GA.02b
Drawn by.	RS
Checked by.	PR
Date	30.01.26

SHORE

1 Grand Parade, Poole, BH15 1AD
Web - www.shorearchitecture.co.uk
Email - office@shorearchitecture.co.uk

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0m 5m 10m 15m 20m 25m

CALCULATION RESULTS
REF: P25023-LRA-PL-C02-V1

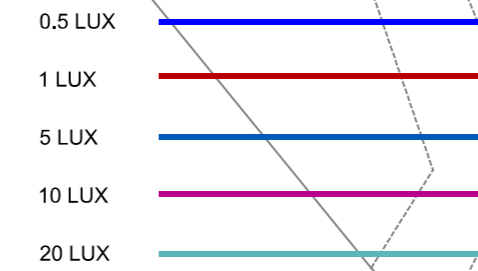
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Emv= 2501
Emax= 37454
Emv/Emax= 0.07
Emv/Eav= 0.34
Emax/Eav= 5.06

Ev at House no. 3
Results - Horizontal Illuminance (lux)
Eav= 149
Emv= 0.46
Emax= 3.25
Emv/Emax= 0.14
Emv/Eav= 0.31
Emax/Eav= 2.18

Ev at House no. 3
Results - Horizontal Illuminance (lux)
Eav= 0.81
Emv= 0.45
Emax= 1.50
Emv/Emax= 0.30
Emv/Eav= 0.56
Emax/Eav= 1.87

79

KEY TO ISOLUX CONTOURS



KEY TO LUMINAIRE SYMBOLS

- Type 'A'
Proposed new LED floodlight mounted on existing 6m column at 10° upward tilt from the horizontal
Luminaire: Carbon8 Lighting 'Discuss 200W' c/w cool white (5000K) LEDs and type 'T4-B' optic. Flux: 33.95klm
- Type 'B'
Proposed new LED floodlight mounted on existing 6m column at 10° upward tilt above the horizontal
Luminaire: Carbon8 Lighting 'Discuss 150W' c/w cool white (5000K) LEDs and type 'T4-B' optic, and the suppliers front shroud. Flux: 22.47klm
- Type 'C'
Proposed new LED floodlight mounted on existing 7m column (6metre with a 1m extension) at 10° upward tilt above the horizontal
Luminaire: Carbon8 Lighting 'Discuss 150W' c/w cool white (5000K) LEDs and type 'T4-B' optic. Flux: 22.47klm

DESIGN NOTES

This lighting design re-uses the existing column positions in accordance with the previously installed lighting layout designed by others.

Although no formal design drawings for the existing installation are available, information supplied by the client, supported by on-site assessment, indicates that the current system provides approximately 70 lx average horizontal illuminance with 28% uniformity across the playing area. However, the existing scheme also produces up to 17 lx vertical illuminance on the windows of No. 5 Oakley Hill, located to the east.

The proposed design improves the lighting performance on the pitch compared to the existing installation, while also significantly reducing obtrusive light at the two adjacent residential properties.

Light spill into the residential dwellings is calculated by positioning 6 metre high vertical illuminance grids on the rear elevations of the property, as shown on the drawing.

The predicted vertical illuminance at these properties falls well within the limits defined in ILP Guidance Note GN01: The Reduction of Obtrusive Light for an Environmental Zone E3, namely:

- 10 lx pre-curfew
- 2 lx post-curfew

The lighting is programmed to switch off from 21:30, ensuring no post-curfew light spill. The calculated results confirm that the pre-curfew limit is comfortably achieved. All lighting calculations have been performed with a maintenance factor of 1.0, representing initial performance at commissioning (i.e., day-one output with all luminaires operating at full power).

The installation of new floodlighting will require new capability of load calculations to confirm that these lights can be safely accommodated on the existing columns

GENERAL NOTES

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P01	First issue	SDL	DPL	27.02.26
Rev.	DESCRIPTION	DRWN	CHK	DATE



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Basingstoke | Hampshire | RG24 8AG
T 01256 578030 | E enquiries@dpl-lighting.co.uk | W www.dpl-lighting.co.uk

CLIENT/CUSTOMER

CHAPMAN LILY PLANNING

PROJECT
COBHAM SPORTS CLUB
WIMBORNE

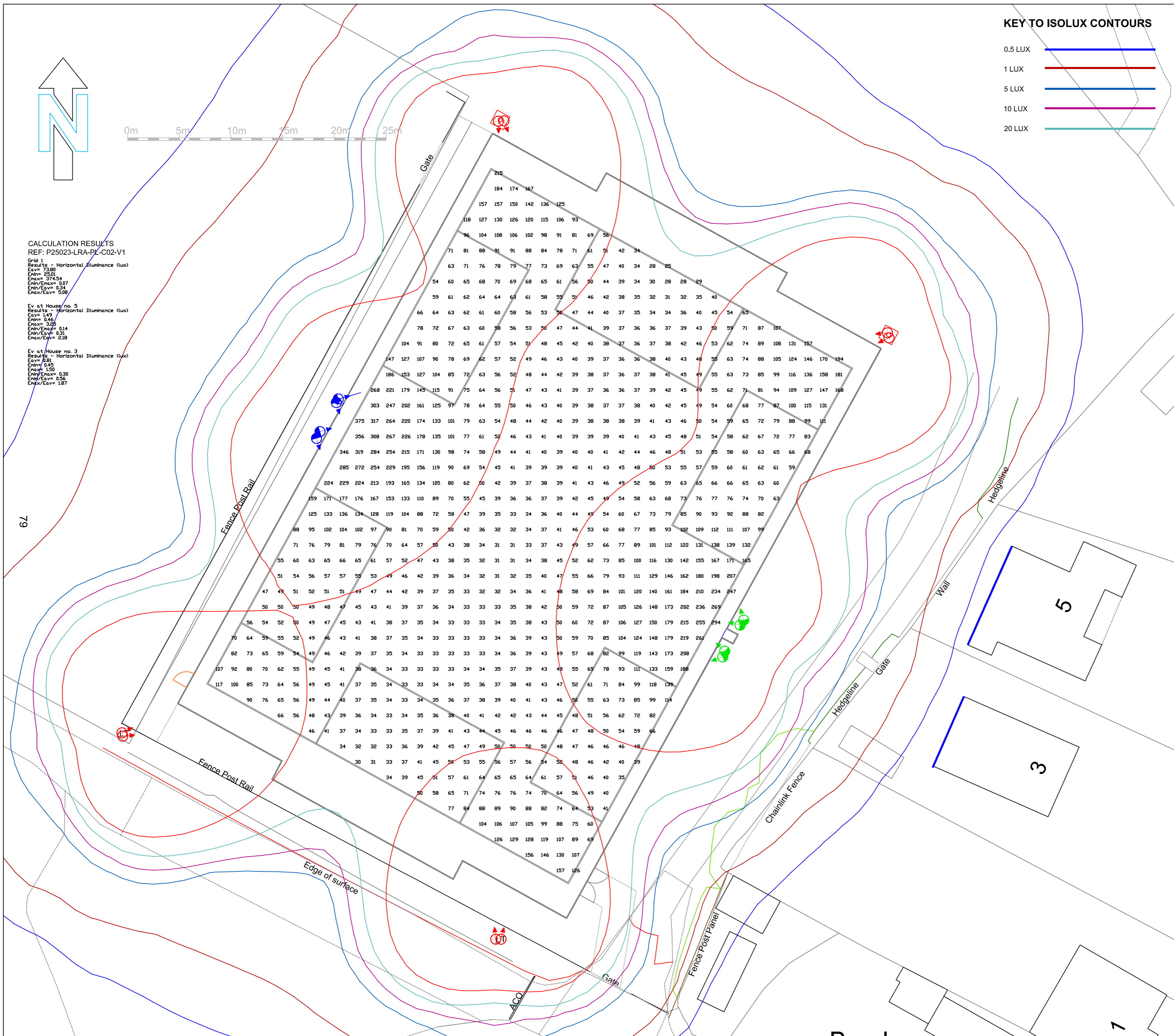
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LIGHTING
CALCULATION

DRAWN	SCALE	DATE
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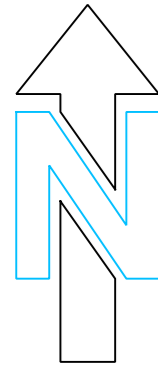
DRAWING NUMBER	ISSUE
P25023-DRG-PL-03	P01

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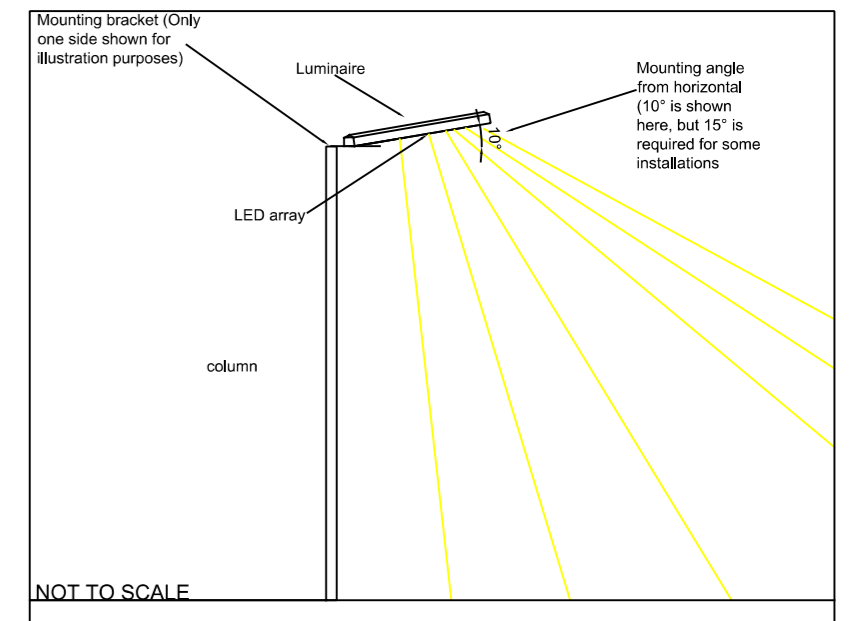


KEY TO LUMINAIRE SYMBOLS

- Type 'A'
Proposed new LED floodlight mounted on existing 6m column at 10° upward tilt from the horizontal
Luminaire: Carbon8 Lighting 'Discuss 200W' c/w cool white (5000K) LEDs and type 'T4-B' optic. Flux: 33.95klm
- Type 'B'
Proposed new LED floodlight mounted on existing 6m column at 10° upward tilt above the horizontal
Luminaire: Carbon8 Lighting 'Discuss 150W' c/w cool white (5000K) LEDs and type 'T4-B' optic, and the suppliers front shroud. Flux: 22.47klm
- Type 'C'
Proposed new LED floodlight mounted on existing 7m column (6metre with a 1m extension) at 10° upward tilt above the horizontal
Luminaire: Carbon8 Lighting 'Discuss 150W' c/w cool white (5000K) LEDs and type 'T4-B' optic. Flux: 22.47klm

INSTALLATION NOTES

- All wiring and electrical works must be to the current issue of BS:7671 including revisions
- This works involve the replacement of the luminaire only. To ensure light spill into the neighbouring properties is reduced as expected, and illuminance levels on the pitch is as expected, the mounting angles and positions must be measured accurately upon installation
- The electrical supply from the existing lighting shall be transferred to the new lighting.
- Suitability of load calculations must be performed to ensure the existing columns are capable of accomodating the new floodlighting arrangement



GENERAL NOTES

- This drawing must be printed in colour
- No element of this design may be purchased or constructed until approval is granted by the overseeing authority
- Do not scale from this drawing

P01	First issue	SDL	DPL	27.02.26
Rev.	DESCRIPTION	DRWN	CHK	DATE

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CLIENT/CUSTOMER

CHAPMAN LILY PLANNING

PROJECT

COBHAM SPORTS CLUB
WIMBORNE

TITLE

LIGHTING CONSTRUCTION
LAYOUT

DRAWN	SCALE	DATE
SDL	1:200 @ A2	27.02.26

DRAWING NUMBER	ISSUE
P25023-DRG-PL-02	P01

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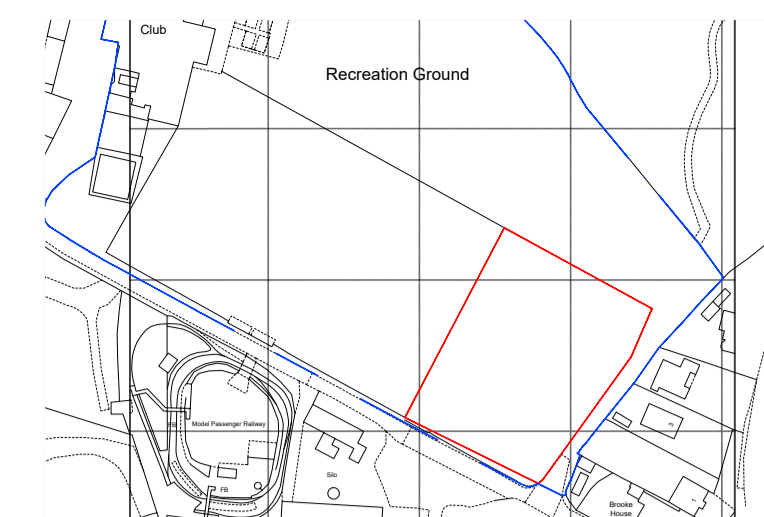
81

HEALTH AND SAFETY - CDM REGULATIONS 2015 (DESIGN RISK)

ALL INSTALLATION, MAINTENANCE AND DECOMMISSIONING WORKS ASSOCIATED WITH THIS PROJECT MUST UNDERTAKEN BY A QUALIFIED AND COMPETENT CONTRACTOR WITH EXPERIENCE OF ELECTRICAL INSTALLATION WORKS. THEY WILL BE FAMILIAR WITH THE USUAL RISKS ASSOCIATED WITH THIS TYPE OF WORK. INCLUDED, BUT NOT LIMITED TO G39 AND SAFE ISOLATION PRACTISES.

CAPABILITY OF LOAD - CURRENT COLUMN SPECIFICATION IS UNCONFIRMED. PROPOSED NEW LANTERNS ARE HEAVIER THAN EXISTING WITH DIFFERENT DIMENSIONS. BEFORE THE LANTERNS ARE FITTED, SUITABILITY OF LOAD CALCULATIONS MUST BE UNDERTAKEN PRIOR TO INSTALLING THE LIGHTS ON EXISTING COLUMNS

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1:2500 Location Plan



83

Key.

- Boundary —
- Area of Demise - - -
- Existing Structure —



Project.	Cobham Sports & Social Club, Merley Park Road, Wimborne BH21 3DA
Client.	Mr Weight
Drawing Title.	Block Location Plan
Scale.	1:500 @ A1
Drawing No.	420.GA.01.01c
Drawn by.	RS
Checked by.	PR
Date	09.02.26

SHORE

1 Grand Parade, Poole, BH15 1AD
 Web - www.shorearchitecture.co.uk
 Email - office@shorearchitecture.co.uk

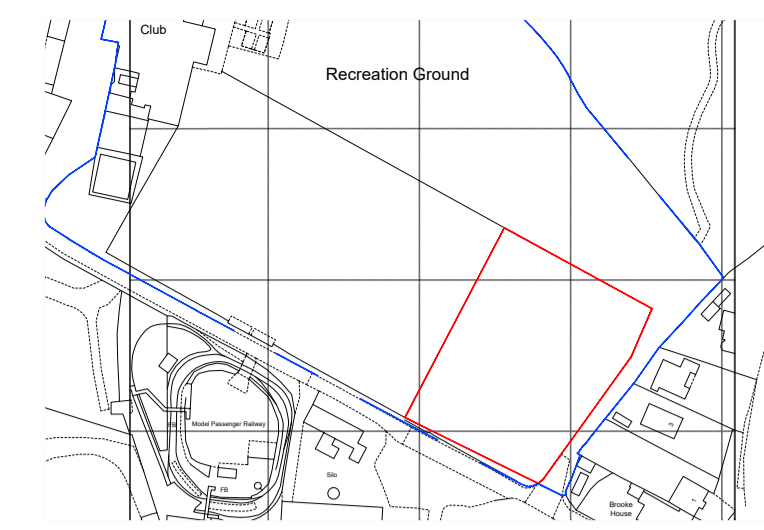
These drawings are for planning application purposes only and may require additional details prior to a Building Regulation application. All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Block Location Plan
Scale 1:500 @ A1

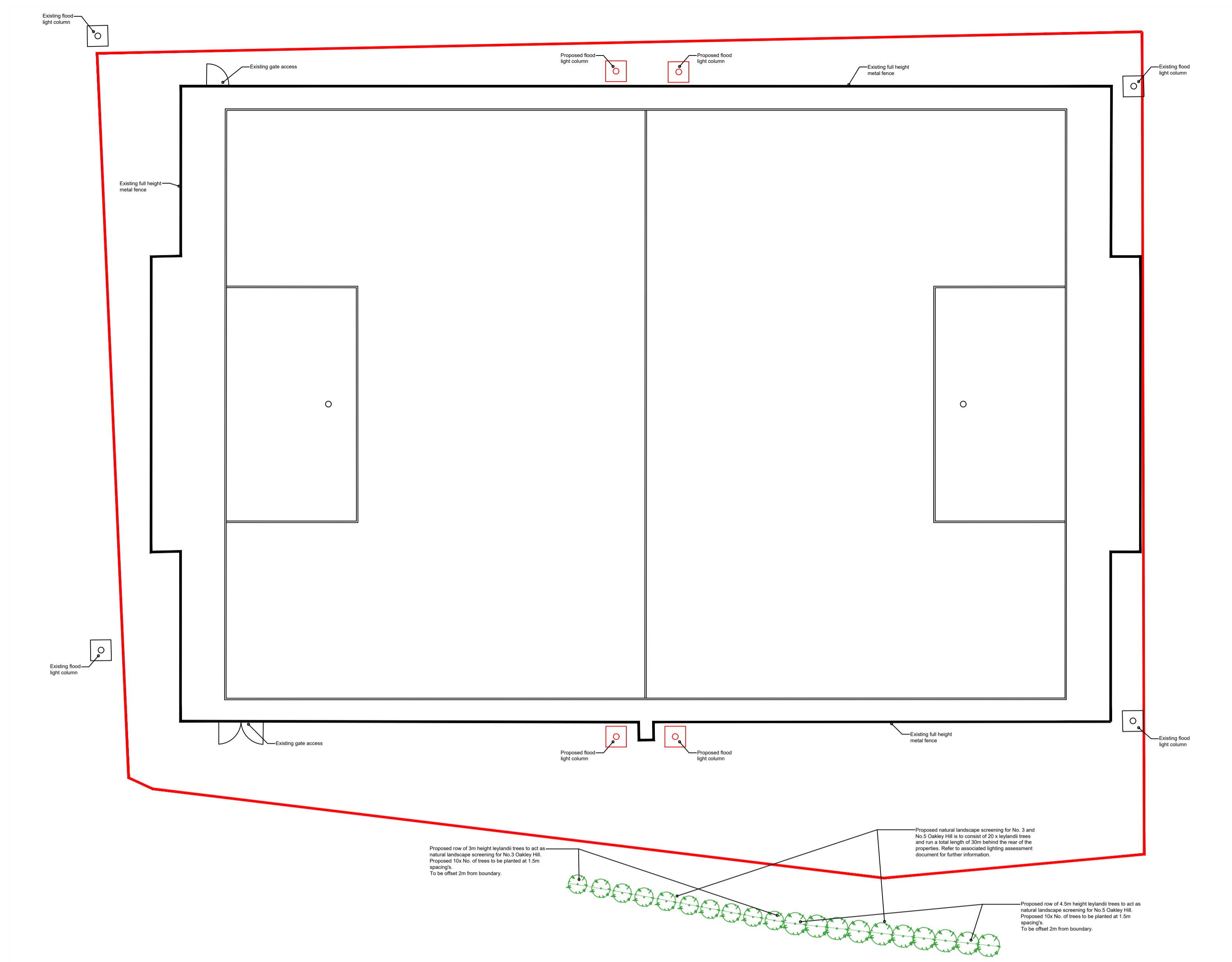


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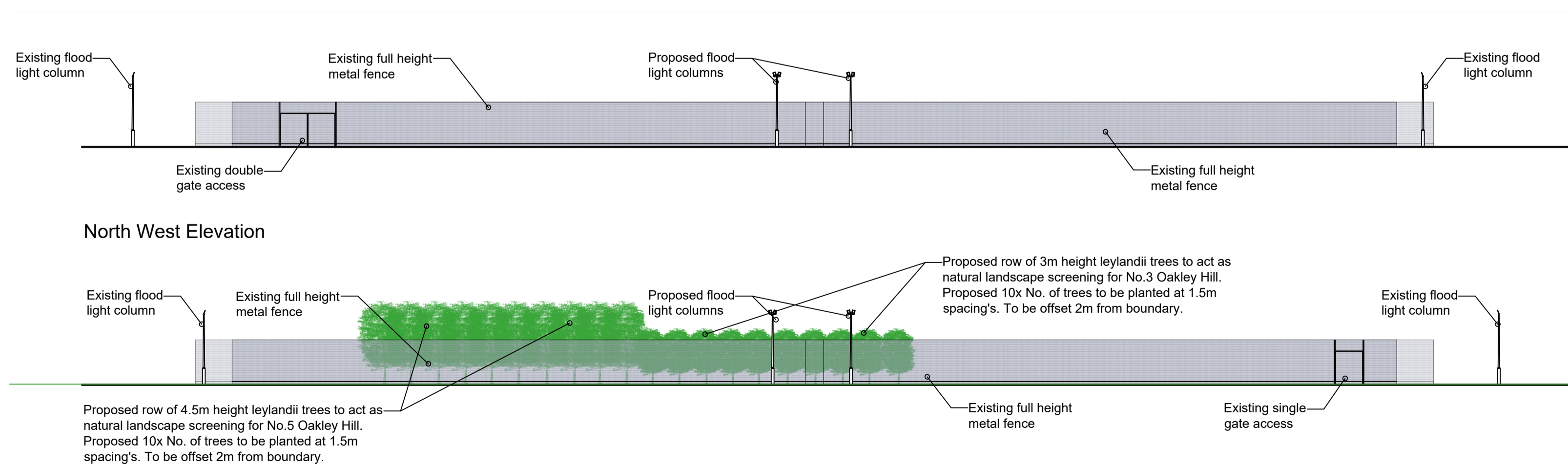
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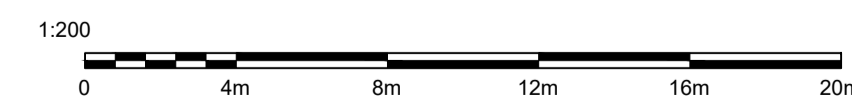
1:2500 Location Plan



Proposed Site Plan
Scale 1:200 @ A1



Proposed Elevations
Scale 1:200 @ A1



Key.

- Boundary To Be Demolished ———
- Existing Structure ———



Project.	Cobham Sports & Social Club, Merley Park Road, Wimborne BH21 3DA
Client.	Mr Weight
Drawing Title.	Proposed Site Plan and Elevations
Scale.	1:200 @ A1
Drawing No.	420.GA.03b
Drawn by.	RS
Checked by.	PR
Date	30.01.26

SHORE

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Web - www.shorearchitecture.co.uk
Email - office@shorearchitecture.co.uk

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Planning Committee

Application Address	75 Evering Avenue, Poole, BH12 4JG
Proposal	Demolition of single storey outbuilding at rear, change of use from Caretaker's residence to educational use, construction of new single storey extension and covered area, perimeter fencing and repositioning of main entrance gates together with automation - Regulation 3 (Partly retrospective)
Application Number	P/26/00494/FUL
Applicant	BCP Council
Agent	Mr John Christopher Trinity Architecture Ltd Marston House, 2 Market Close, Poole, BH15 1NQ
Ward and Ward Member(s)	Alderney & Bourne Valley
Report status	Public
Meeting date	14/05/2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Ward Cllr call in because the proposal will affect immediate neighbours and is seen by some to exacerbate problems they currently experience regarding parking issues
Case Officer	Dominika Robbins
Is the Proposal EIA Development?	No

Description of Proposal

1. Demolition of single storey outbuilding at rear, change of use from Caretaker's residence to educational use, construction of new single storey extension and covered area, perimeter fencing and repositioning of main entrance gates together with automation - Regulation 3 (Partly retrospective)

Description of Site and Surroundings

2. The application site is located on the northern side of Evering Avenue adjacent to the entrance to the Manorside Academy and is part of the Manor Academy site. There is an unoccupied care taker's bungalow on site located slightly higher than the road with hardstanding at the back.
3. The site is currently under construction – the single storey rear extension has been demolished.

Relevant Planning History

4. 1954 - Erection of new primary schools – approved (2729/4)
5. 1970 - Middle School Extension – approved (2729/6)

Constraints

6. The site lies within 400m of Bourne Valley Nature Reserve SSSI, RAMSAR, SPA, SAC.

Public Sector Equalities Duty

7. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

8. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
9. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
10. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

12. BCP Highway Services – no objection.
13. BCP Waste & Recycling – no objection.
14. BCP Arboricultural Team – no objection.
15. BCP Environmental Health Team – no objection subject to appropriate condition.

Representations

16. Site notices were posted outside the site on 27 February 2026 with an expiry date for consultation of 20 March 2026.

16 letters of representation have been received (3 from the same address). 2 of them were supporting, 1 neutral and 13 raising objection to the proposal. The issues raised comprise the following:

- Increased traffic due to expansion of school buildings,
- Parking problem on the road between the hours of 08.00 to 09.00 and 14.30 to 15.45 on most week term days.
- Not enough parking spaces for staff on the school's parking, 2 spaces will be lost, and more members of staff will be using it,
- Residents should be informed about the proposal properly and have opportunity to express their opinion at the meeting,
- Increased noise levels,
- Site notices were not displayed to inform residents about proposed development,
- Notification period too short (notices displayed on the week commencing 2nd of March 2026),
- There is a dog at the residential property and with the increase in activity and proximity so close to the boundary the dog will become stressed,
- Works commenced on site before planning permission was granted.

Officers comments:

17. Whether or not a dog lives at a residential property and could be impacted during construction is not a material planning consideration. It is understood that the rear extension was demolished, however planning permission is not required for such works. For clarity, it is not an offence to commence works without first seeking planning permission, but it is at the risk of enforcement action being taken. Regarding notification of the neighbours, 2 site notices were displayed on Evering Avenue – 1 next to the alleyway located to the west of the application site and 1 to the front of the property. Both of them were displayed for statutory period of 21 days (Article 15(3) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)).

Key Issue(s)

18. The key issues involved with this proposal are:

- Principle of the loss of C3 use
- Principle of providing school provision
- Impact on the character and appearance of the area

- Impact on the neighbouring amenity
- Impact on parking and access to the site
- Impact on trees
- Biodiversity and tree considerations
- Sustainability considerations
- S106/CIL compliance

19. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

20. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. In reaching this decision the policies in the Development Plan for the area were taken into account. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024.

These include specifically the following policies:

Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development

PP02 Amount and Broad Location of Development

PP20 Investment in Education

PP27 Design

PP32 Poole's Nationally, European and Internationally Important Sites

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)

The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)

National Planning Policy Framework (December 2024 as amended)

Planning Assessment

Principle of the loss of C3 use

21. Although the BCP is unable to demonstrate a five-year supply of deliverable housing sites, the application building is located on the Manorside Academy ground and appeared on plans approved in 1970 for middle school extension (ref. 2729/6) as a caretaker's bungalow, but it was not secured to remain as such through planning condition or obligation. However, as the unit is located on the grounds it is unlikely to be occupied as through it was an independent C3 unit. The accommodation is no longer required and has been unoccupied for a number of years. As such, in this instance it is considered that loss of this C3 unit would not materially harm the council's 5 year housing land position.

Principle of providing additional educational facilities

22. The NPPF (2024) in relation to promoting healthy and safe communities states at paragraph 100 that "*It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*"

This is echoed by Policy PP20 of the Poole Local Plan (2018) that says: "*The Council will continue to work with its partners, including schools, academies, colleges and universities to upgrade and improve education facilities, to ensure there are sufficient places to meet needs and to ensure that the courses provide students with the skills needed by local businesses.*"

23. According to the submitted Design and Access Statement, the Manorside Academy was originally built to accommodate 630 pupils but has reduced its published admission number in the last 10 years and now has a capacity of 420 pupils with 385 pupils on roll at the end of 2025.
24. The Place Planning Manager in their email received on 12/04/2026 confirms that the admission arrangement would stay the same and would continue to be a 2 Form Entry School with a yearly PAN (pupil admission number) of 60 being admitted each year. Currently, there has been formalised DFE (Department for Education) resource provision through and admit 10 children in total across all year groups currently. These children are not included in the PAN. The proposal is to expand that specific onsite resource provision by a further 10 children.
25. The building that is a subject of this application has been designed to be used as a caretaker's residence, however it is vacant and unused for number of years.
26. This building is proposed to be extended and altered by replacing the previously existing single storey flat roof rear extension with a new one of similar footprint with a pitched roof, addition of a covered area to the rear on the existing hardstand and access ramp to the front of the building. The existing roof coverage is proposed to be replaced with new fibre cement slate. Use of the building is proposed to be changed to educational use. There is also proposed installation of the new access gate to the site from the Academy site and new pedestrian access gate to the back of the site. The pedestrian gate to the front of the site would be retained. For the safety of the

students and staff, a new wired mesh fencing is proposed to the inside of the existing retained hedging growing on the eastern and western boundary of the site and across its frontage. The existing vehicular and pedestrian access gates to the Academy are proposed to be re-located further to the back into the site and automated.

27. The application building would consist of 2 teaching rooms, circulation area, storage, toilet, kitchen and intervention.
28. As explained in the submitted Design and Access Statement, the application building would be used by 10 pupils of age 7-11 with additional needs. It is explained in the statement that this arrangement would allow 10 children of age 4-7 to be able to move into this building without having to relocate to another school with the appropriate facilities and resources to meet their needs.
29. The application building is proposed to be a teaching space with additional facilities that would be used by up to 10 children aged 7-11 during standard school hours in line with the existing education use of the school site. It is explained in the Design and Access Statement that pupils would be based in the building for the majority of their time but would still have access to the rest of school facilities for specialist teaching, shared events, physical education and play time. The external areas would be used as "breakout" space for pupils who may need time away from the classroom during the school day to support their learning and help them focus. This breakout space would be used as and when required by pupils who need it and only 1 or 2 pupils would access it at a time; there are also internal breakout spaces proposed that pupils can use during periods of bad weather or if they feel that this provides a better environment to help them regulate their behaviours.
30. According to the submitted Statement there will be 4 to 5 staff employed in the provision 3 of whom will be new staff employed specifically for this purpose.
31. The proposal would therefore expand the educational facilities of the school, enhance the usability of that part of the site and it would be consistent with the established use of the site.
32. Having regard to the above considerations, the principle of the proposed educational use of the application building can be supported, as the proposal would comply with the provisions of Policy PP20 of the Poole Local Plan and Paragraphs 100 of the NPPF (2024 as amended).

Impact on the character and appearance of the area:

33. Policy PP27 requires that proposals for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
34. The proposed replacement extension to the rear of the application building and the covered area would be only glimpsed from Evering Avenue and due its single storey scale would be considered to be subservient to the application building and preserve the character and appearance of the street scene and wider surrounding area.

35. The proposed replaced roof covering of the application property with fibre cement slate would be readily visible from the road, however, it would be in keeping with other examples of roof finishing materials present in vicinity of the application site.
36. The proposed ramp to the front of the application building would be visible from the road however due to its small scale and siting, would appear subservient to the application property and preserve the character and appearance of the street scene and wider surrounding area.
37. The new 2m high security wire fence to the front of the plot with a pedestrian gate would be inset into a site and the one to the sides of the site would be installed next to the existing high hedge growing on the side boundaries of the application site. Due to light construction of this fence and its transparency, it would not appear intrusive in the street scene.
38. The existing vehicle and pedestrian gates to the academy would be inset into the site and the stop barrier would be removed. This would not cause any harm to the character and appearance of the street scene or wider surrounding area.
39. The proposal would, therefore, comply with the provisions of Policy PP27 of the Poole Local Plan.

Impact on the neighbouring amenity:

40. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.
41. With regards to residential amenity, the new rear extension would have very similar footprint as the previously existing extension on site and would be erected in the same separation distance from the property at no.73 Evering Avenue. It would be single storey in scale and would have a roof slopping away from this neighbouring property. Moreover, there is a footpath between the application building and the property at No.73. The proposed extension would not therefore cause any harmful shading, loss of light/sunlight, loss of outlook nor appear overbearing for this neighbouring property.
42. Due to siting and scale of the proposed extension and all the other elements of the proposal, it would not cause any material harm to amenities of the other neighbours.
43. Regarding the neighbouring privacy, the proposed extension would be of single storey scale and there is a high hedge growing on the eastern, western and northern boundary of the application site screening most of the views from the application site towards other properties. The neighbouring privacy would be therefore preserved.
44. The BCP Environmental Health Team has been consulted and assessed the proposal concluding that the proposed educational use of the existing building on site by 10 pupils is unlikely to alter the noise that is already established at the academy's site associated with the existing outdoor areas. They requested to impose condition of operating hours of the proposed property between 08:00 to 16:00 Monday to Friday during term time. Use of the building outside these hours or on weekends, Bank Holidays or school holiday periods shall not be allowed.
45. Therefore, subject to aforementioned condition, the scheme is in line with the provision of Policy PP27 of the Poole Local Plan.

Impact on parking and highway safety:

46. Policies PP34 and PP35 of the Poole Local Plan give a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
47. The level of car parking provision set within the BCP Parking Standards SPD for a school is based on the number of Full Time Employees (FTE) and in this location it is set out 0.6 per FTE, which would equate to two spaces for the three new employees.
48. No additional car parking is proposed, however, the Manorside Academy has a relatively large car park (and overflow car parking area), and it is considered that this car parking provision would meet the requirements within the BCP Parking Standards. It has been supported by a BCP Transportation Officer.
49. There is no change to the vehicle access arrangement other than the entrance gates being set back into the site and becoming automated, which raises no highway safety concerns.
50. It is therefore considered that the proposal would comply with the provisions of Policies PP34 and PP35 of the Poole Local Plan (November 2018).

Impact on trees

51. Policy PP27 of the Poole Local Plan requires development to respond to natural features on the site and not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area.
52. There is a maturing Ash tree of importance along the southern boundary of the site with Evering Avenue. This tree provides visual amenity that contributes to the character and climate of the area.
53. The BCP Arboriculturist has been consulted who concluded that there is sufficient area for the storage and mixing of materials, and for the soakaway to the rear of the property and it is unlikely that the proposal will have an undue impact on the health or amenity of the tree.
54. The proposal would therefore be in accordance with the Policy PP27 of the Poole Local Plan (2018).

Biodiversity considerations:

55. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

56. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
57. The application site is located close to Bourne Valley Nature Reserve and the BCP Ecologist assessed the proposal requesting informative note to be added to the permission that if bats are found on site during construction works, all works should stop immediately, and an appropriate license should be sought from Natural England. The application also consists of 2 bat boxes – on the norther and southern elevation that would be counted towards biodiversity enhancement.
58. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is de minimis as there is no more than 25sqm of habitat or 5m of linear habitat impacted by the development.
59. Therefore, the proposal is acceptable and in accordance with the relevant legislation and Policies PP32, PP33 and PP39 of the Poole Local Plan.

Waste collection considerations:

60. The proposed development is for commercial use and it would require commercial waste collections. BCP Waste & Recycling Team concluded that the developer can determine the bin size and collection frequency in consultation with their chosen waste collection provider.

Sustainability considerations:

61. Policy PP37 of the Poole Local Plan identifies that proposals for new residential and commercial development must contribute to tackling climate change and they would be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability. Furthermore, in line with the provisions of Policy PP37, proposals for commercial development would also be required to meet a 'very good' BREEAM rating.
62. The development is sited in such a way that its layout, orientation and position of windows would ensure the natural light penetrates the teaching rooms and sensory room; however, it does not include any provision of renewable energy sources.
63. The proposal does not include any provision of renewable energy sources. Due to its relatively small scale which only involves replacement rear extension and internal alterations, it would not be financially feasible to deliver renewable energy on site and such a requirement would be overly onerous in proportion to the scale of the proposed scheme. Similarly, for the same reasons, it is considered that the proposal would not be likely to meet the policy required BREEAM rating.
64. Notwithstanding the above, the obvious benefits of delivering an educational use of the application building meeting needs of the existing and future communities, would outweigh the non-compliance with the provisions of Policy PP37.

Other considerations:

65. The neighbours raised concerns regarding commencement of works before planning permission was granted. This has been passed to planning enforcement for investigation.

Section 106 Agreement/CIL compliance:

66. The scheme is not CIL or SAMM liable as no residential unit has been created. The site is within proximity of Poole Harbour SPA and Ramsar site; however, the development, due to its small scale, is not likely to cause additional detrimental impacts on features of nature conservation interest requiring avoidance/mitigation contribution under the Nitrogen Reduction in Poole Harbour SPD.

Planning Balance/Conclusion

67. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018). The proposed scheme does accord with the Development Plan as a whole. It has no materially harmful impact on the visual amenity of the area, residential amenities of the adjoining and nearby properties, subject to appropriate condition, and all other material planning matters discussed within the report above.

68. In view of the above assessment, the proposal is therefore recommended for approval, subject to conditions outlined in the report.

Recommendation

69. Grant, subject to the following:

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall only be carried out in accordance with the following approved plans:

Drawing no. 0050 P02 Existing Location Plan received 09/02/2026
Drawing no. 0052 P02 Proposed Location Plan received 09/02/2026
Drawing no. 0053 P01 Proposed Site Plan received 05/02/2026
Drawing no. 0126 P01 Proposed Elevations received 05/02/2026
Drawing no. 0125 P01 Proposed Plans received 05/02/2026

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The use hereby permitted shall operate only during school hours, defined as 08:00 to 16:00 Monday to Friday during term time. No use of the facility shall occur outside these hours or on weekends, Bank Holidays, or school holiday periods.

Reason: To protect residential amenities and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. The materials to be used for the external faces of the development shall be as specified on the approved plans.

Reason - To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. The use of the premises for educational purposes hereby approved shall be limited to a maximum of 10 pupils at any one time within school hours only, defined as 08:00 to 16:00 Monday to Friday during term time.

Reason: To ensure that the intensity of use of the premises remains acceptable and does not result in harm to residential amenity, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Informatives:

1. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The application was acceptable as submitted and no further assistance was required.

2. The development hereby permitted includes work to the existing roof form of the dwelling. The applicant is advised that if bats are found on site during construction works, all works should stop immediately, and an appropriate license should be sought from Natural England. All bats are fully protected under the Wildlife & Countryside Act 1981 (as amended). Section 9 of the act makes it an offence to intentionally kill, injure or disturb a bat and to damage, destroy or obstruct access to any structure that is used by bats for roosting. Under the provisions of the Wildlife & Countryside Act 1981 (as amended) you must consult Natural England, Dorset Hampshire & Isle of Wight Team, Rivers House, Sunrise Business Park, Higher Shaftesbury Rd, Blandford Forum DT11 8ST before proceeding with the development authorised by this notice.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information provided, it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.

Background Documents:

P/26/00494/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed:

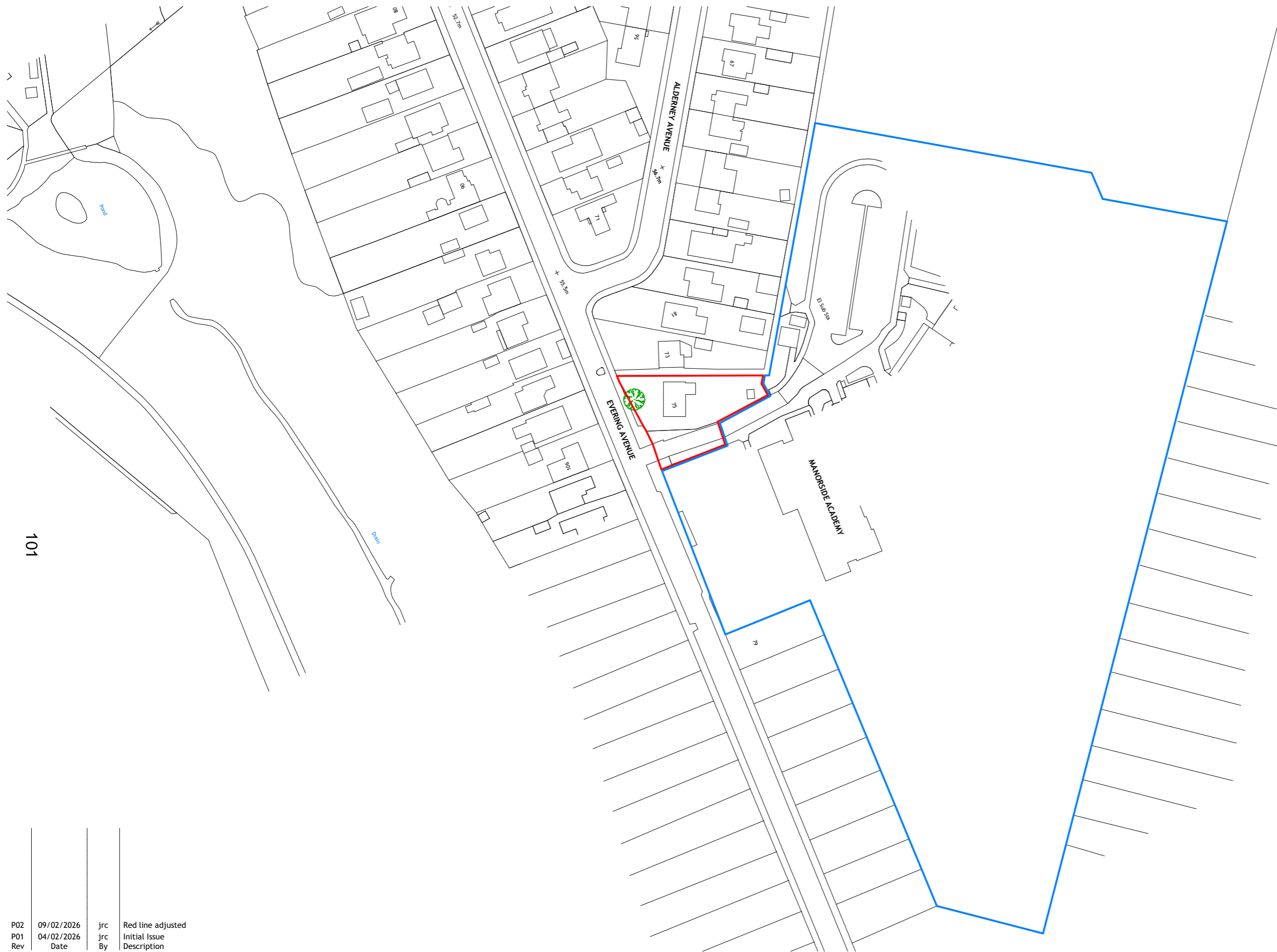
Officer: Dominika Robbins

Date: 16/04/2026

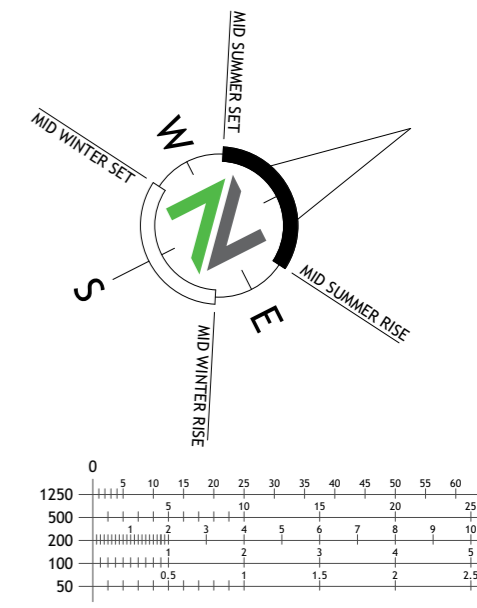
Agreed by: Katie Herrington

Date: 01/05/2026

Comment:



101



P02	09/02/2026	jrc	Red line adjusted
P01	04/02/2026	jrc	Initial Issue
Rev	Date	By	Description

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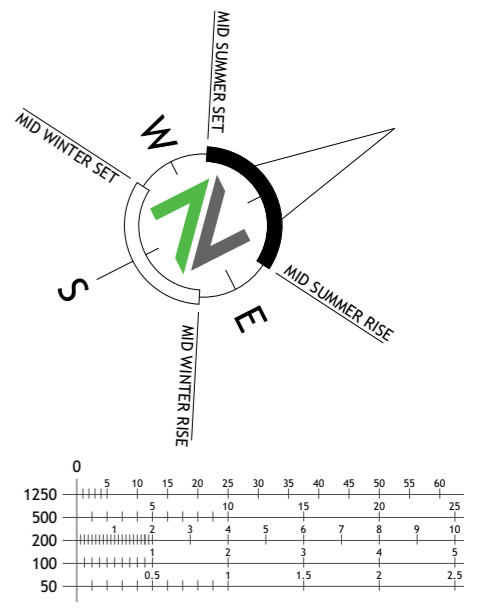
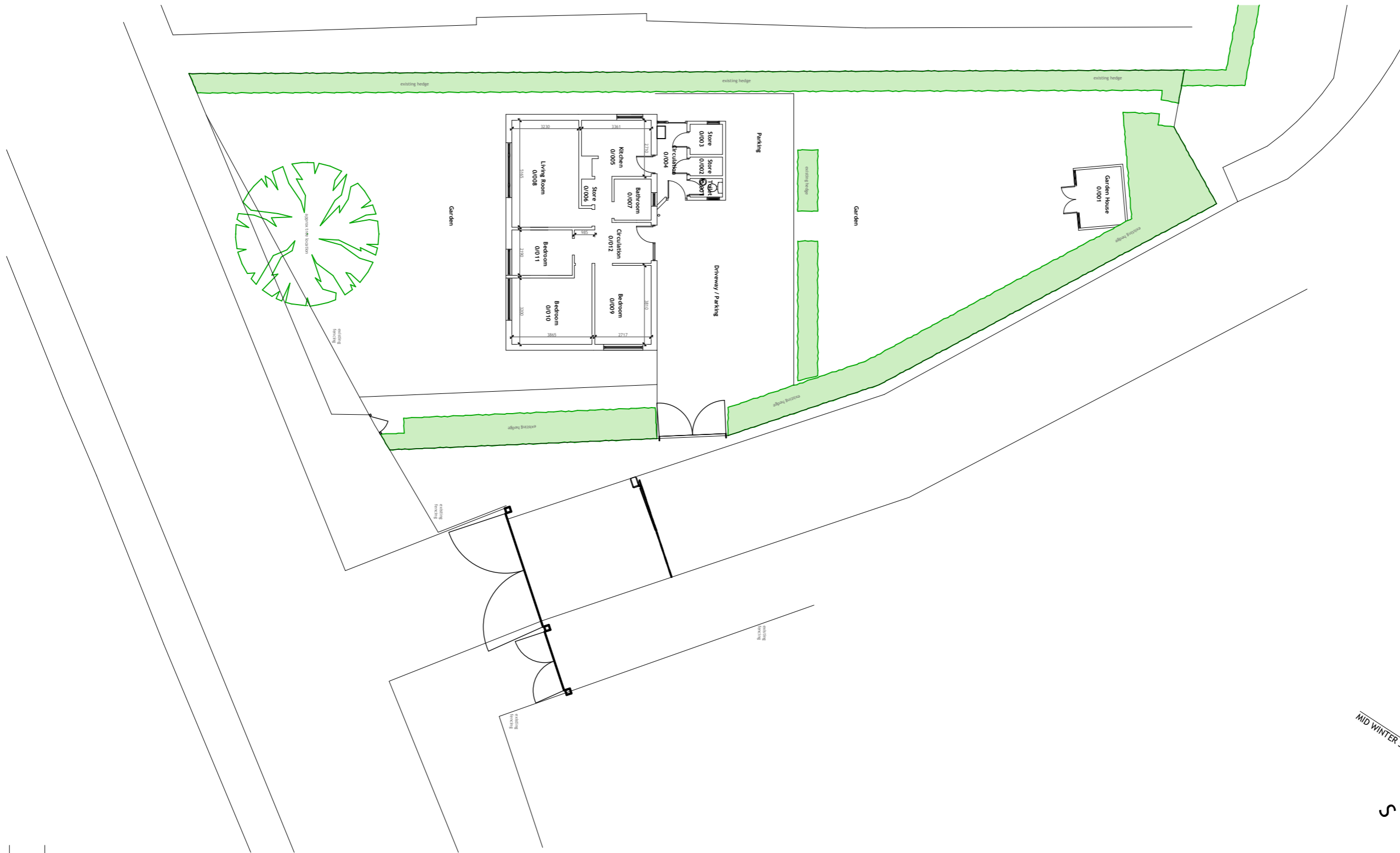


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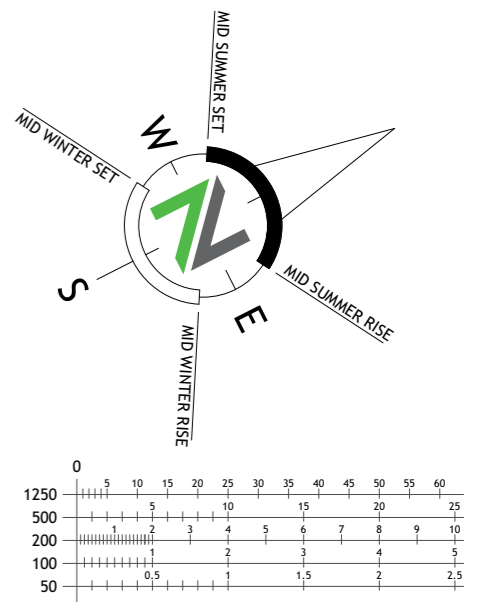
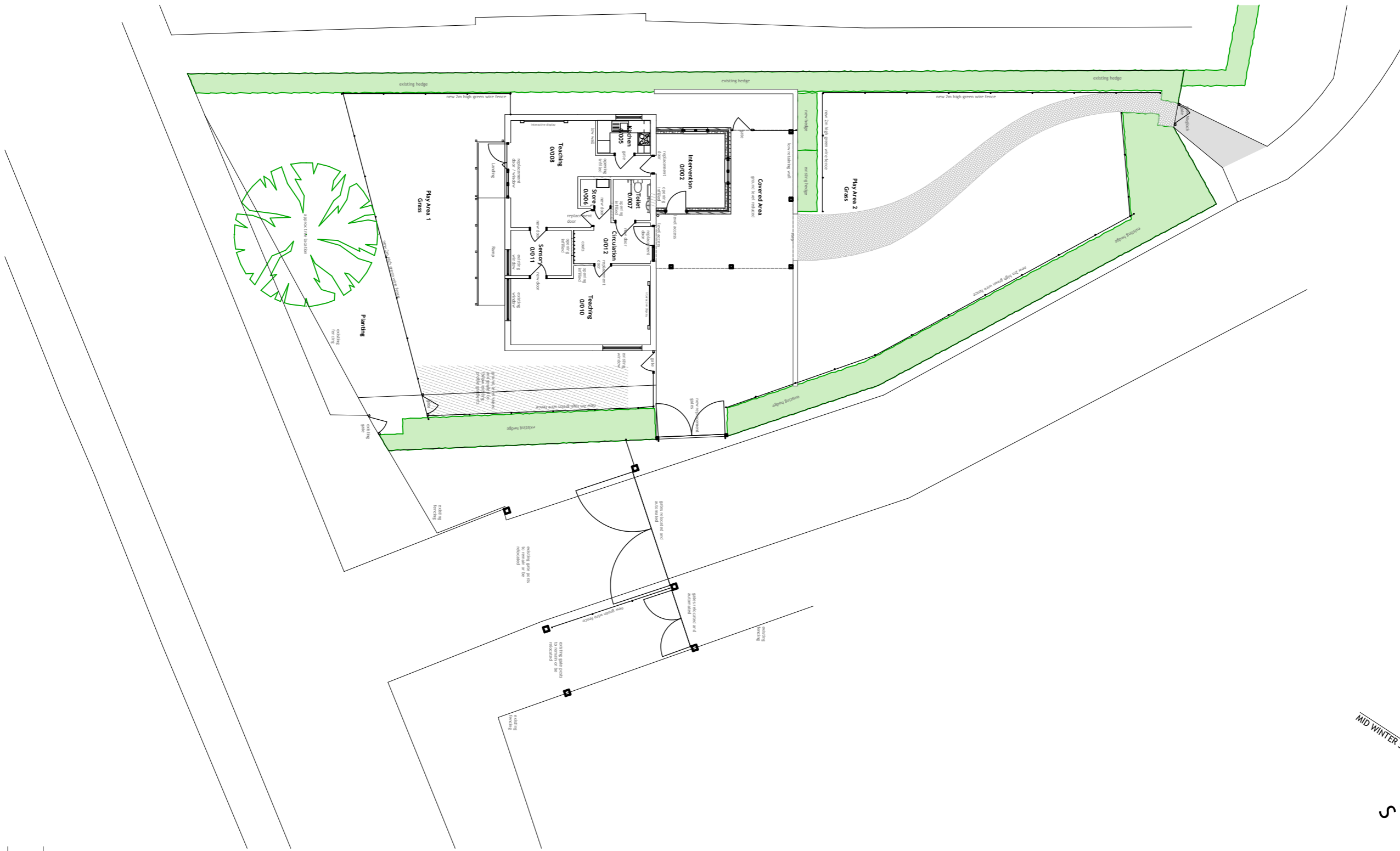


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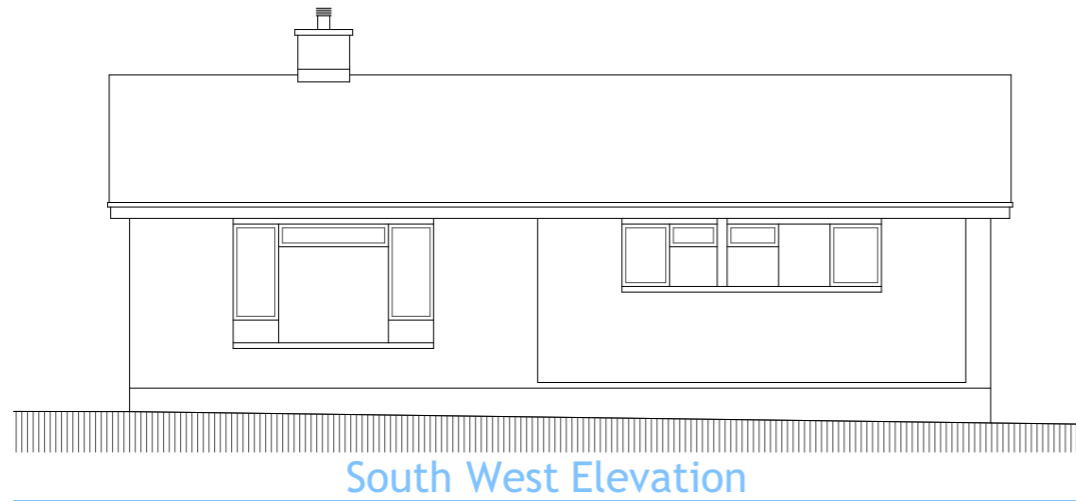


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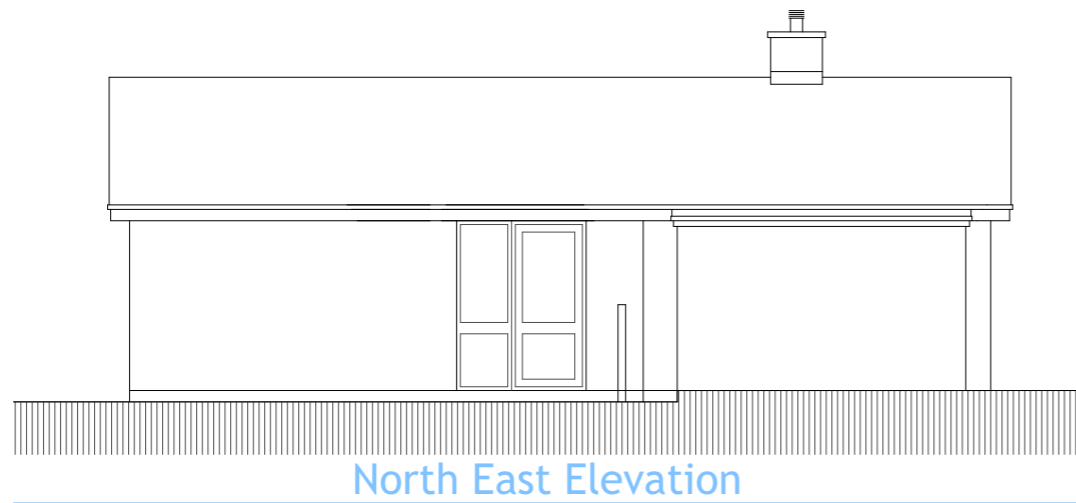
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South West Elevation



South East Elevation



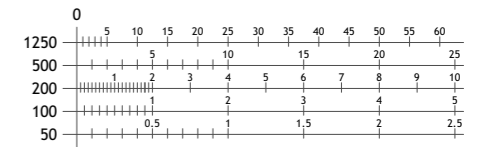
North East Elevation



North West Elevation

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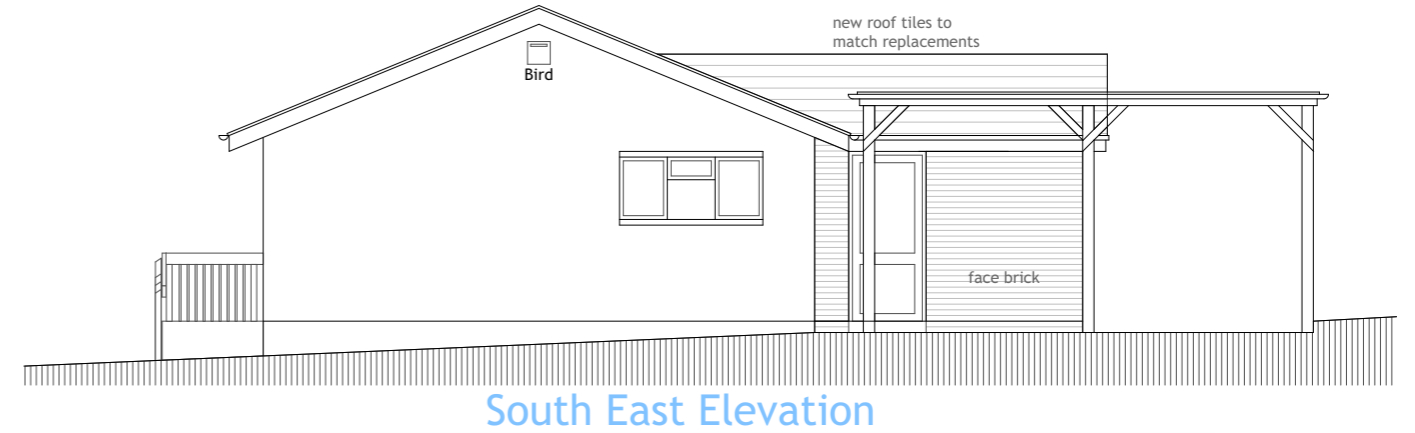
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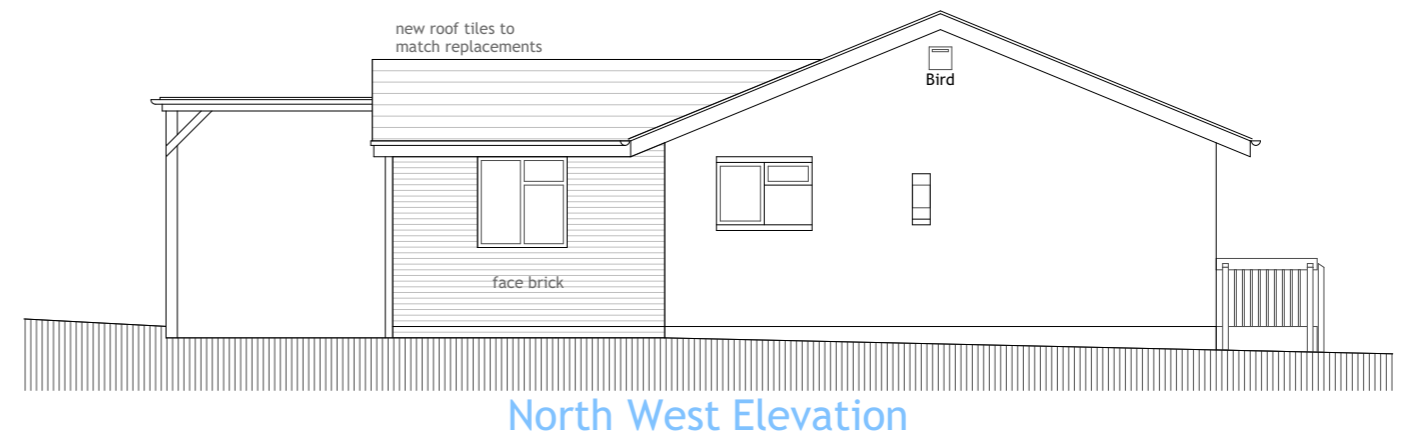
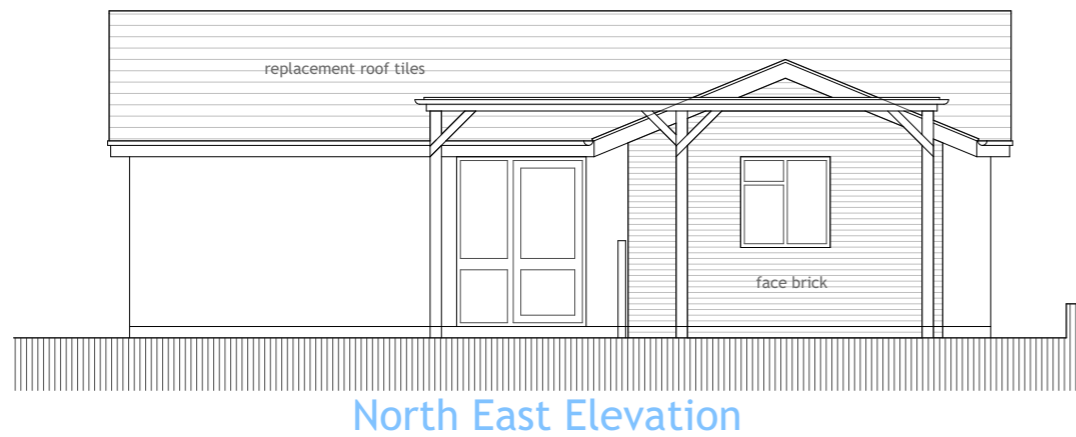
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Existing Elevations • Title
BCP Council • Client

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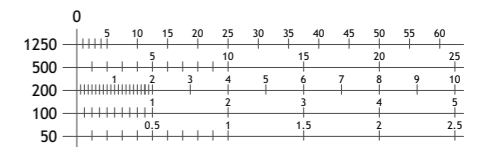
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 Type; Swisspearl Westerland 600 x 300mm fibre cement
 Colour; Graphite



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P01	04/02/2026	jrc	Initial Issue
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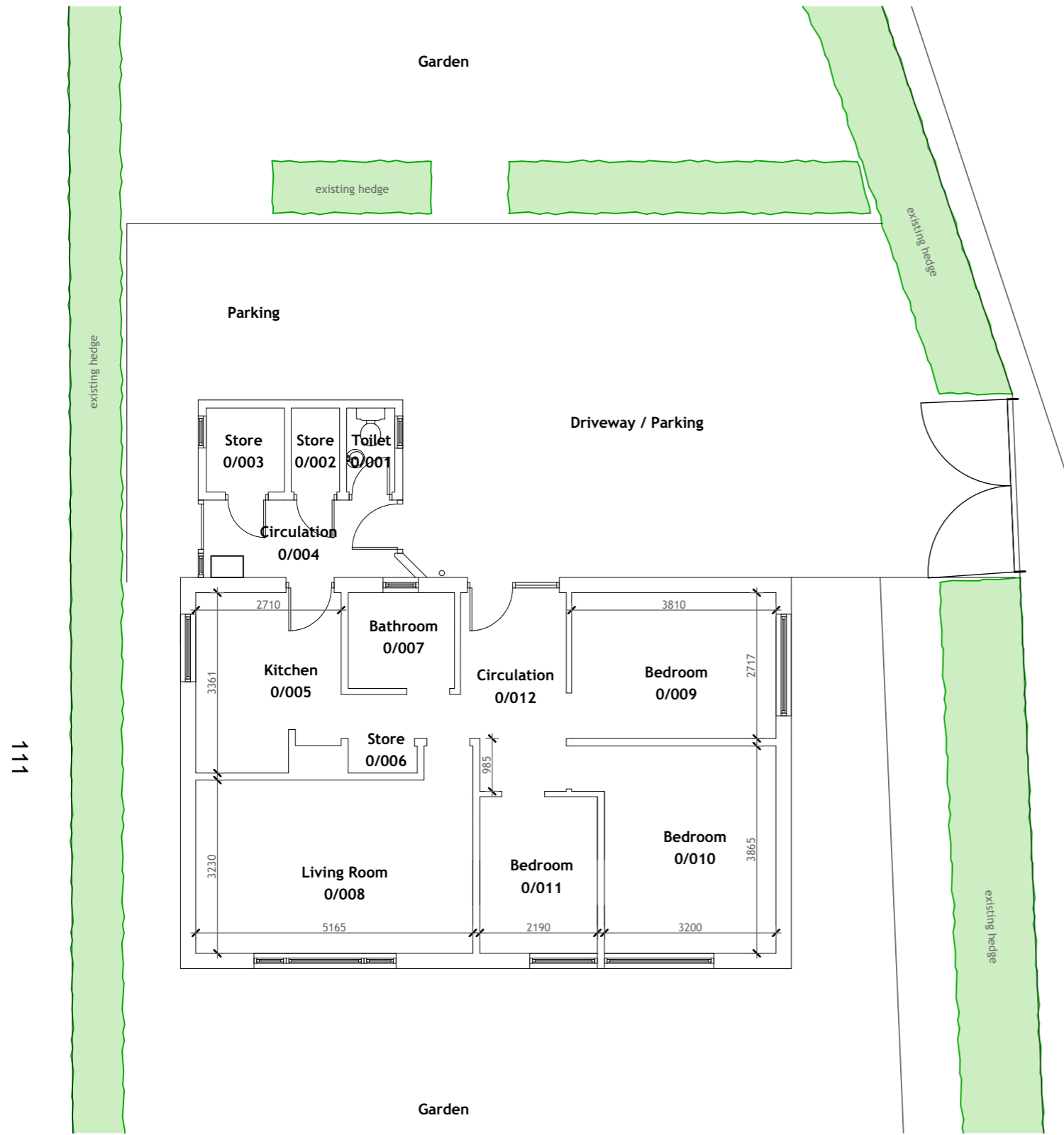
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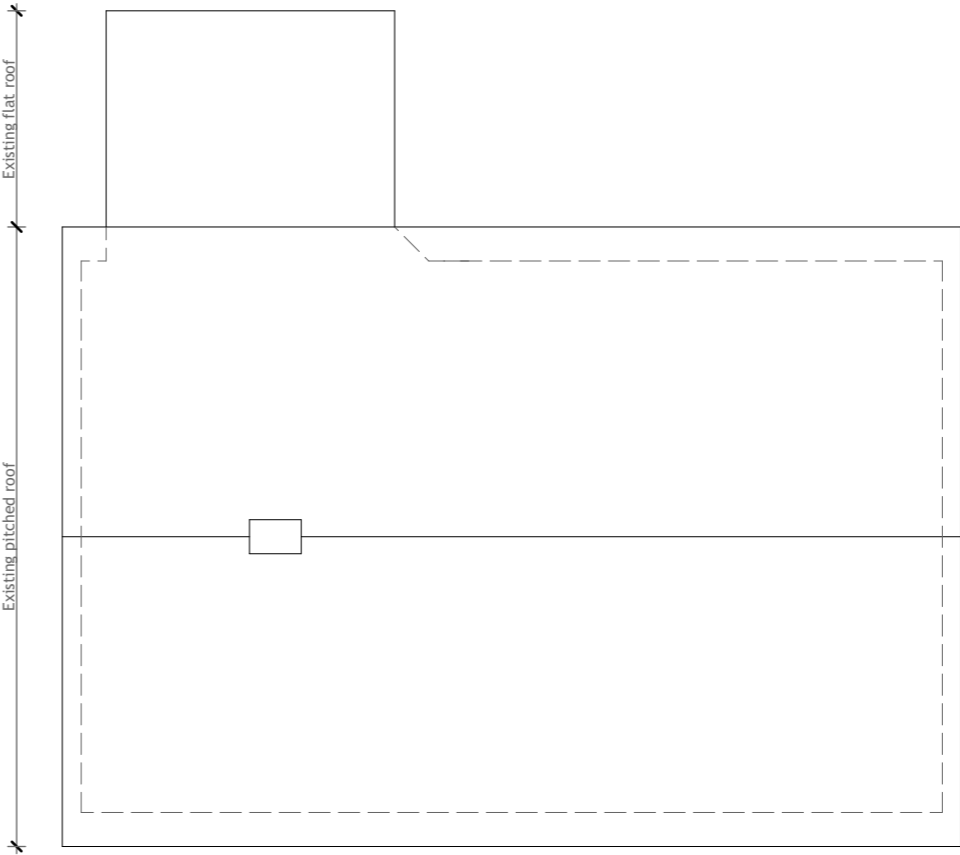
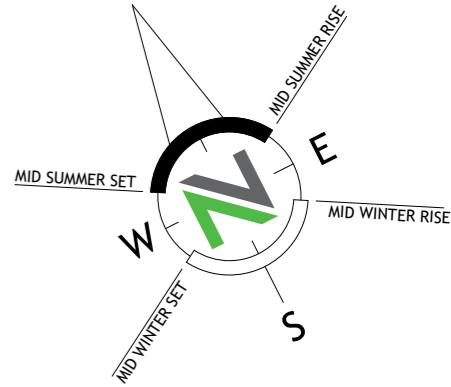
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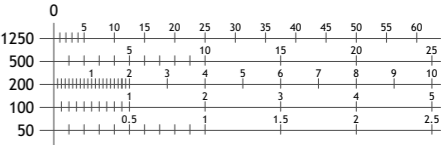
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Ground Floor



Roofscape

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Rev	Date	By	Description



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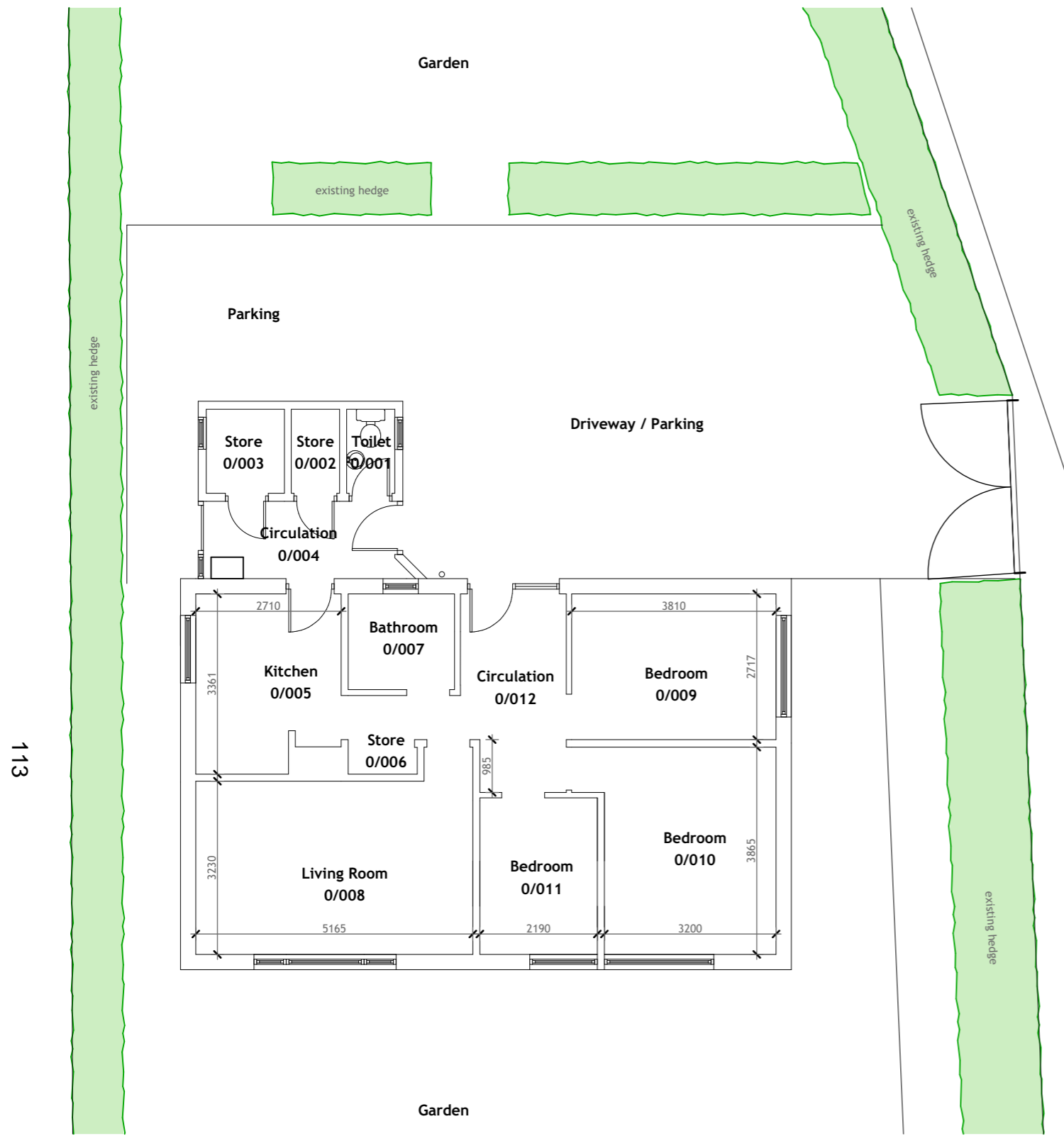
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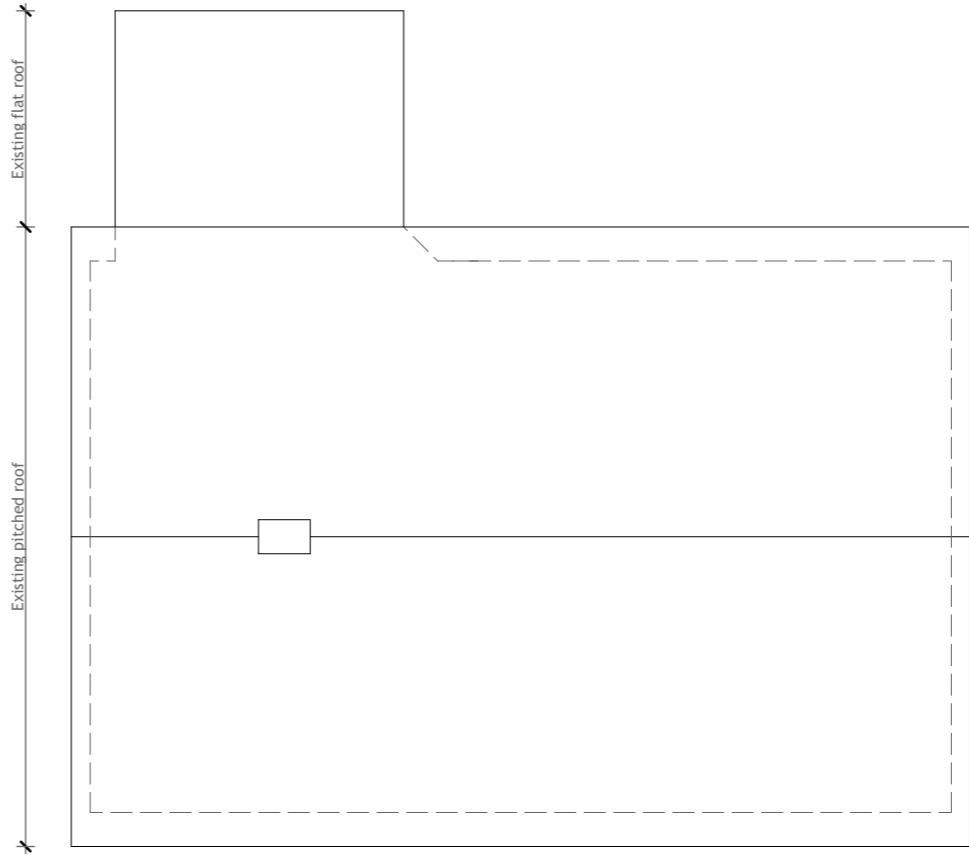
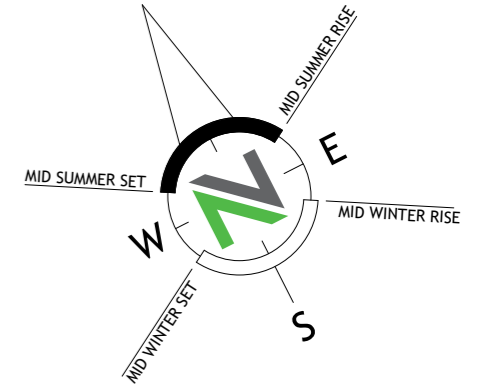
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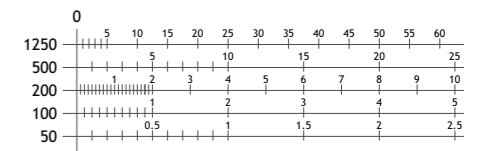
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Ground Floor



Roofscape

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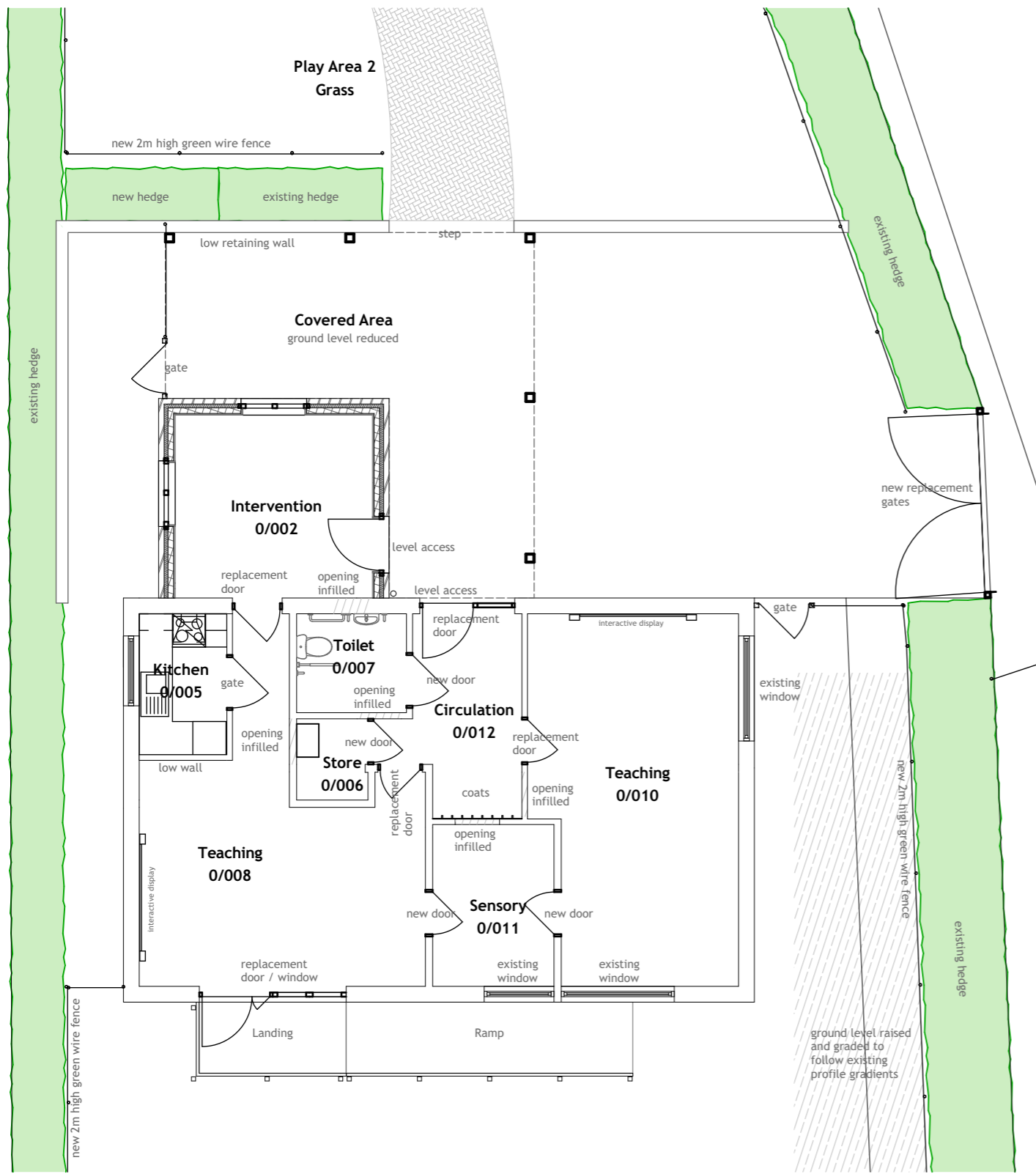
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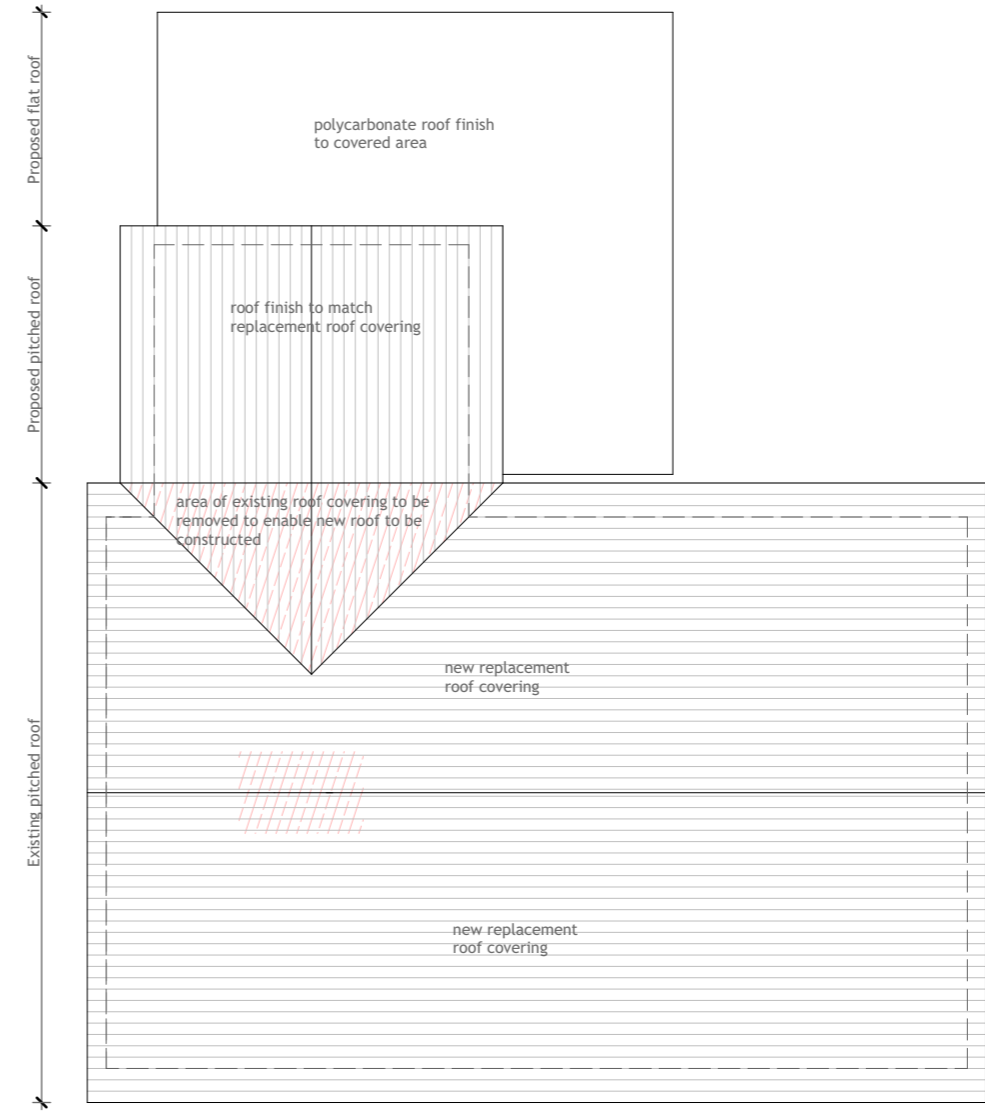
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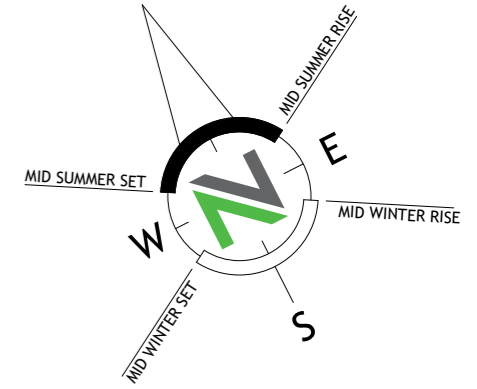
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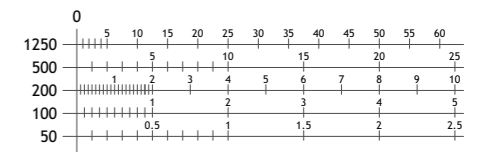
Ground Floor



Roofscape



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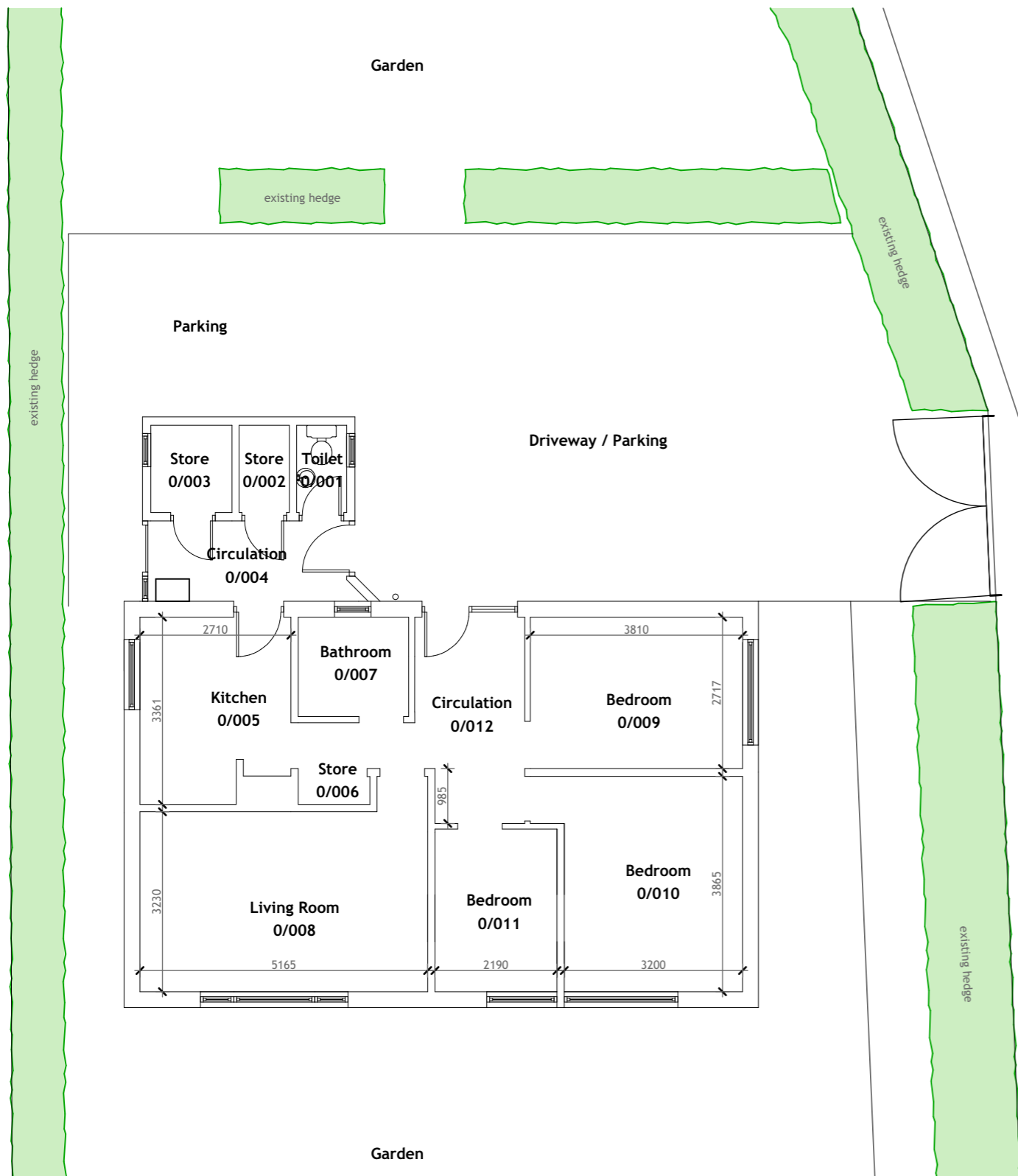
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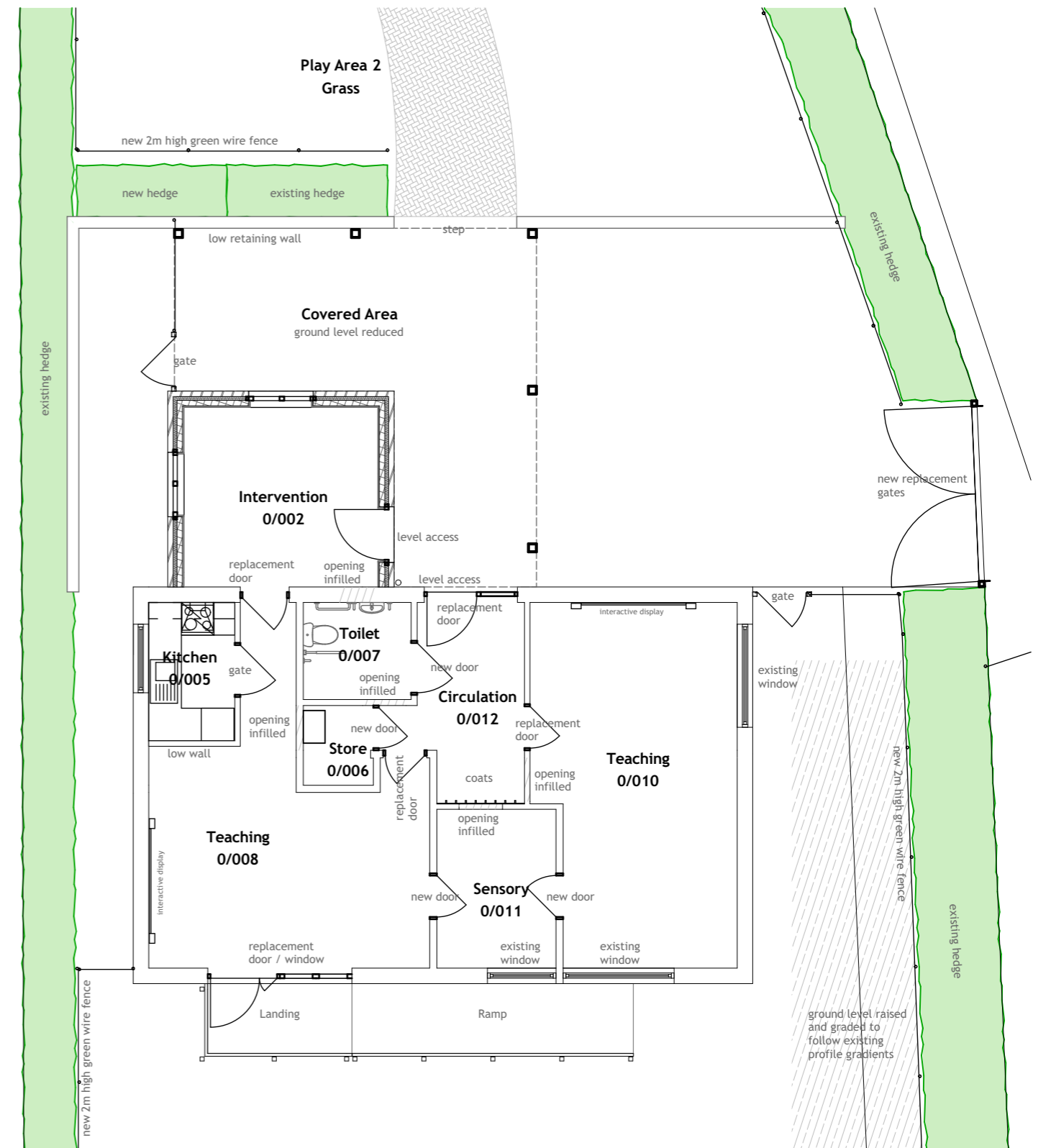


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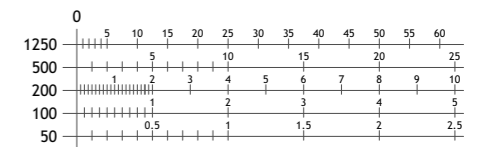
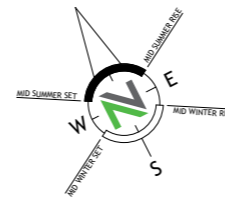
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Existing Ground Floor Plan



Proposed Ground Floor Plan



P01	04/02/2026	jrc	Initial Issue
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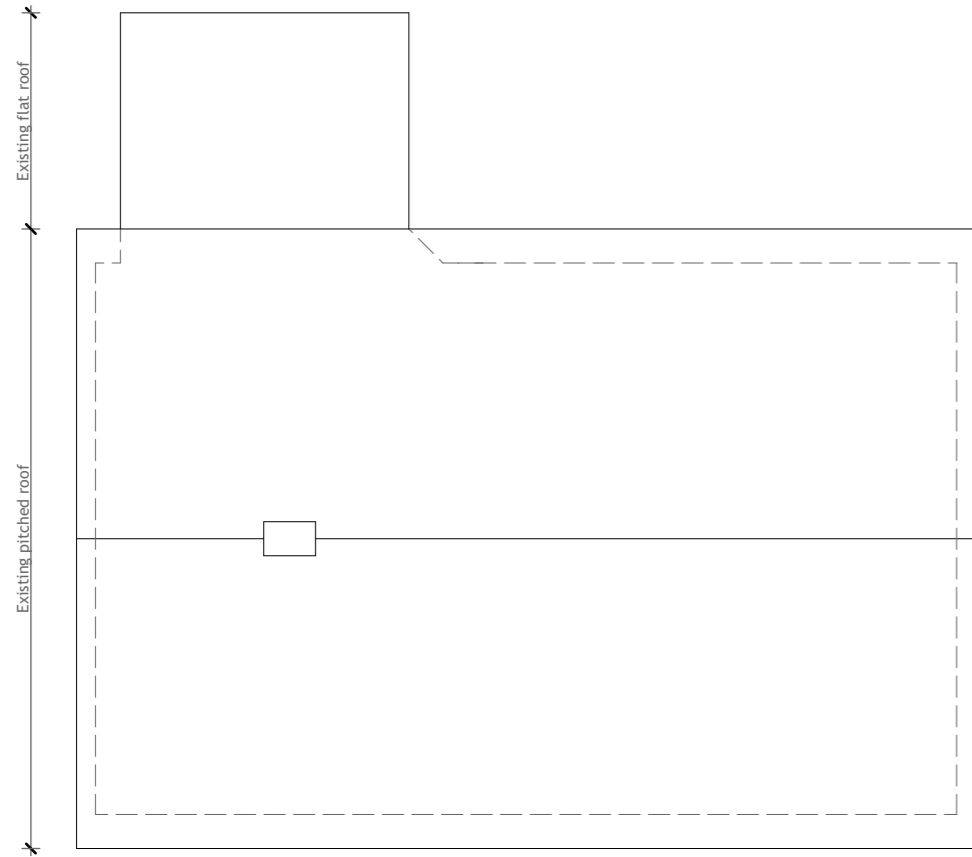
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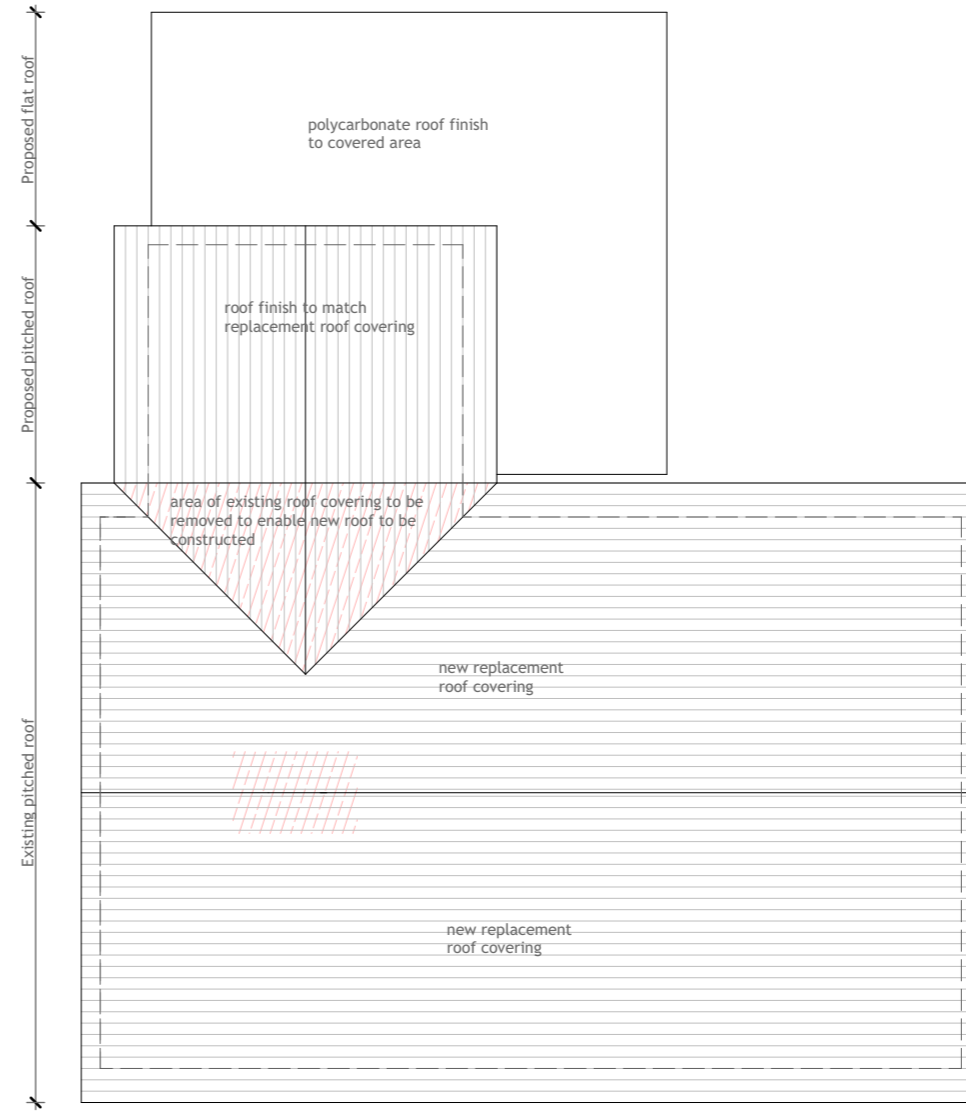


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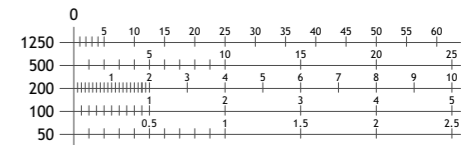
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Existing Roofscape



Proposed Roofscape



P01	04/02/2026	jrc	Initial Issue
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**WESTERN PLANNING COMMITTEE 14th May
2026 / EASTERN PLANNING COMMITTEE 28th
MAY 2026**



Report subject	Appeals Report
Meeting dates	14 th May 2026 & 28 th May 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising October 2022 to September 2024¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

¹ [Improving planning performance: criteria for designation \(updated 2024\) - GOV.UK](#)

Proxy assessment period April 2023 – March 2025²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	185	4	2.2	3.2
Total County Matters ⁵ (SPS2)	0	0	0	0.7

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 ([Live tables on planning application statistics - GOV.UK](#))

Assessment period January 2023-December 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,501	84	1.9	1.1

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - [Live tables on planning application statistics - GOV.UK](#)

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
January 26	3	0	3	0%	0
February 26	3	2	5	40%	0
March 26	2	2	4	50%	0
Total					0

(28th 04)

² This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

³ This dataset excludes Appeals relating to planning conditions.

⁴ District Matters' comprise most applications, explicitly excluding 'County Matters'.

⁵ County Matters' applications refer to planning applications related to minerals, waste and associated development.

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as 'invalid' by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Allowed appeals

address	300C Ringwood Road, Poole
Proposal	The breach of planning control as alleged in the notice is without planning permission, and at ground floor level, the use of part of the building as a self-contained residential dwelling
Committee overturn	No
Main issues	Whether the development provides acceptable living conditions for existing and future occupiers, with particular regard to internal space, privacy and outlook; and • the effect of the development on the integrity of the habitats sites.
Why allowed	Whilst below national floor space standards, the layout provides reasonable sized kitchen, living and sleeping area, acceptable levels of natural light, wet room, storage and WC. Therefore whilst small, unit provided comfortable and usable internal space with a logical floor plan. Whilst overlooking from the commercial unit would occur, it was not considered to be frequent to result in harm, given the small scale of the commercial activity. Amenity space found to not provide sufficient space, but open space was within walking distance. Matters relating to habitat regulations were addressed via completed UUs.

address	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole
Proposal	Alteration and upward extension of the buildings to create second and third floors of accommodation on each building to create 10 additional

	apartments in each block (20 in total).
Committee overturn	Yes
Main issues	the character and appearance of the area the living conditions of neighbouring occupiers with particular regards to overshadowing
Why allowed	<p>The Inspector considered that the extensions would ‘would reflect the architectural style of the lower floors including the distinctive fenestration and white render finish’, and concluded that there would be no harm to the “art-deco” style of the current buildings.</p> <p>The Inspector considered that buildings of similar scale to the proposed development currently exist on either side of the appeal site, and the development would sit below the roofline of these buildings. The Inspector also stated that ‘it is difficult to understand how the Council came to the view that the scale, mass, bulk and height of the appeal scheme would be excessive... insofar as they seek that development that “<i>reflects</i>”, “<i>is consistent</i>” and “<i>in keeping with</i>” neighbouring buildings.’</p> <p>In terms of living conditions, the Inspector noted that in built up areas a degree of encroachment into views and outlook is expected, and therefore a change in outlook is not necessarily harmful</p> <p>The Inspector stated that ‘it is difficult to see how there could be an unacceptable impact on neighbouring occupiers’ given that the proposal would not exceed the height of its neighbouring blocks, and would not encroach on the ‘45 degree’ from the neighbouring windows.</p> <p>The Inspector also agreed with the Case Officers assessment that ‘the orientation of Eaglehurst to the appeal buildings is such that increased overshadowing would be limited to the latter part of the day and would not be significant or unacceptable in planning terms’.</p> <p>The Inspector also agreed with the Officers interpretation of Policy PP12 regarding the accessibility of the building – in that it would not be necessary or reasonable to require compliance with M4(2) of the Building regulations – ‘accessible and adaptable dwellings’.</p>

address	6 Horsa Close, Bournemouth
Proposal	erection of a

	detached dwelling with associated access and parking
Committee overturn	No
Main issues	Highway safety as a result of increased traffic due to its width and surfacing.
Why allowed	<p>The Inspector advised that Highway safety assessments inevitably involve balancing risk against probability. It is not simply the case that a development served by a substandard access will be unacceptable.</p> <p>They considered that there would be no material increase in traffic movements as a result of the proposal, disagreed that road surfacing was a highway safety matter. They also argued that whilst the road is single track, speed are low and the road short – resulting in only inconvenience. No accident records exist on that road since 1999. The Inspector noted that a small number of drivers who use this road are aware of its limitation and drive accordingly. Resultingly, the Inspector concluded that the proposal would not result in harm to the safety of highway users.</p>

List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷;
 - a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
 - b. not determining similar cases in a consistent manner
 - c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all

⁶ [Claim planning appeal costs: Overview - GOV.UK](#)

⁷ [Appeals - GOV.UK](#)

other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.

- d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

- 12. None in directly relation to the content of this report.
- 13. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

Summary of human resources implications

- 14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

- 15. There are no sustainability issues arising from this report.

Summary of public health implications

- 16. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

- 17. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

Live Planning Statistics tables - [Live tables on planning application statistics - GOV.UK](#)

Appendices

Appendix 1 – list of outstanding appeals.

Appendix 1:

WR: Written Representations

SF: Shopfront Fast Track

HH: Householder

IN: Public inquiry

Appeal number	Location	Proposal	Method
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	WR
P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	WR
P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	WR
P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	WR
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/04671/ADV	Falkland Square, Poole, BH15 1ER	Advertisement Consent for installation of 1no. BT Street Hub and removal of associated BT payphones.	SF

P/25/01971/FUL	77 Wimborne Road Bournemouth BH3 7AN	Alterations and roof extensions to form a 2 bed flat including installation of roof lights	WR
P/25/05261/FUL	17-19 Parkstone Road Poole BH15 2NN	To build a block of 20 HMOs, with associated cycle rack, bins and amenity space	WR
P/25/02516/FUL	The New Westcliff Hotel 27-29 Chine Crescent Bournemouth BH2 5LB	Retrospective application for change of use of a former hotel building at no. 29 to a 22-person HMO (Sui Generis Use) with shared dining room, kitchen, and parking area.	WR
P/25/02567/FUL	Rear of 10 & 10a Vicarage Road Poole BH15 3AZ	Change of use of detached triple garage to form a separate house with no additions or extensions.	WR
P/25/05137/HOU	53 Portland Road Bournemouth BH9 1NE	Roof alterations including set back front gable with rear gable and partial side dormer. Rear and side single story extension with side extension replacing existing full width side structure.	WR
P/25/05101/ADV	1466 Wimborne Road Bournemouth BH10 7AS	Retrospective: Advertisement Consent for low light RGB multi-colour LED display board and fascia sign	SF
P/25/04440/HOU	13 Milford Drive Bournemouth BH11 9HL	Removal of existing roof and replacement with a new pitched roof to create first-floor accommodation including two dormer windows of equal size on each side of the roof. Demolition of the existing detached garage and construction of a smaller, rear extension. Revised design following refusal P/25/01929/HOU, with the previous side extension removed and overall roof mass reduced.	HH
P/25/04694/HOU	13 Solent Road Christchurch BH23 5PZ	Two Storey Rear Extension	HH
P/25/04438/HOU	4 Wharnclyffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	HH
P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	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	WR
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	WR
P/25/02304/OUT	Park Place 6 North Road Poole BH14 0LY	Outline application with Some Matters Reserved for a phased development of up to 115 apartments across 2 separate blocks following demolition of the existing building.	WR
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	WR
P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	WR

P/25/04202/FUL	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	WR
P/25/04782/HOU	160 Ringwood Road Christchurch BH23 5RQ	Formation of dropped kerb and new vehicle access	WR
P/25/04045/CONDR	Southbourne Cross Roads Car Park Southbourne Overcliff Drive Bournemouth BH6 3NH	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 undercroft car parking.) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	WR
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	HH
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	WR
P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	HH
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window; construction of 2no. columns supporting 1st floor level extension; construction of link bridge between proposed extension and garden; Changes to fenestration addition of rooflights to loft space; internal alterations	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	WR

P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	WR
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	WR
P/25/01189/FUL	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	WR
P/25/03354/FUL	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	WR
P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	WR
P/25/03304/FUL	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	WR
P/25/02979/FUL	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	WR
P/25/03851/FUL	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	WR
P/25/01436/FUL	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car	WR

		storage (B8) use (part retrospective).	
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	Alleged HMO; new entrance; timber structures; tarmac; verge and kerb damage	WR
P/25/02992/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	WR
P/25/04269/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	WR
APP/23/00822/F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	IN
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	WR
P/25/03874/FUL	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/03869/ADV	First Floor Flat 15 Holdenhurst Road Bournemouth BH8 8EH	Advertisement consent for the installation of 1no. BT Street Hub	SF
P/25/03873/ADV	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisement consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	SF
P/25/02241/FUL	10 Sopers Lane Poole BH17 7ES	To sever land and erect 2no. detached chalet bungalows with vehicular access shared with no. 10 Sopers Lane.	WR
APP/24/01374/F	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	WR
P/25/03356/FUL	4 Sopers Lane Poole BH17 7ES	Demolish garage, outbuilding and sunroom to rear of dwelling at no. 4 Sopers Lane, carry out internal alterations to the existing dwelling to reduce the number of habitable rooms, sever land and erect a pair of semi-detached bungalows with on site car parking on frontage of property	WR

P/25/01995/HOU	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	WR
P/25/00729/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	WR
P/25/00734/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated access and parking	WR
P/25/00576/FUL	383 Wimborne Road Poole BH15 3ED	New single storey dwelling on land to rear of 383 Wimborne Road	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	WR
P/25/03124/FUL	1 Alumhurst Road Bournemouth BH4 8EL	Erection of new metal frame retractable roof pergola to rear courtyard garden.	WR
P/25/00561/FUL	7 Knole Gardens Bournemouth BH1 3QY	Proposed new build dwelling with associated access and parking.	WR
P/25/00095/FUL	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	HR
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	WR
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	WR
P/25/00033/HOU	28 Ricardo Crescent Christchurch BH23 4BX	Rear & side extension and new roof incorporating loft conversion.	HH
P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on	WR

		<p>the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level.</p> <p>The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.</p>	
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	WR
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	WR
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	WR
7-2024-23085-I	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	WR
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	WR
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	WR
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	WR
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	WR
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	TRF
P/25/03299/HOU	5 Chaddesley Wood Road Poole BH13 7PN	Extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies	HH
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	HMO	WR

APP/25/00143/F	86 Churchill Road Poole BH12 2LU	HMO - against condition 3 limiting number of occupants	WR
APP/25/00144/F	88 Churchill Road Poole BH12 2LU	HMO - against condition 3 limiting number of occupants	WR
P/25/05042/FUL	Land between 22 banks road and 1 Panorama Road Poole BH13 7QE	Change of use of garage to dwellinghouse and addition of 2 roof windows to existing building	WR
P/26/00457/FUL	9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	WR
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for Raising eastern fencing and boundary treatment	WR
P/25/03287/FUL	Land between 50 & 52 Broadwater Avenue, and between 21 & 23 Potters Way, Poole, Dorset, BH14 8QQ	Erection of a detached bungalow, redirected footpath and new public play park/ amenity space.	WR

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