

EASTERN BCP PLANNING COMMITTEE

THURSDAY, 20TH AUGUST, 2026

Present: Councillor Paul Hilliard in the Chair

Councillors Cllr M Le Poidevin (Vice-Chair),
Cllr P Canavan, Cllr D A Flagg, Cllr M Gillett,
Cllr G Martin, Cllr T Slade, Cllr M Tarling and
Cllr B Hitchcock (In place of Cllr Dr F Rice)

33 Apologies

Apologies were received from Councillors Jo Clements and Dr. Felicity Rice.

34 Substitute Members

Councillor Brian Hitchcock was present as Councillor Rice's substitute.

35 Declarations of Interests

Councillor Tarling declared an interest in respect of agenda item 6(b): Two Riversmeet Leisure Centre, due to comments on the application previously made as a member of the Audit & Governance Committee. To avoid any suggestion of predetermination, Councillor Tarling confirmed he would recuse himself for the duration of the item.

36 Confirmation of Minutes

RESOLVED: That the minutes of the meetings held on 25 June and 6 July 2026 be approved as a correct record.

Voting: Nem. Con.

37 Public Issues

The Chair advised that there were a number of requests to speak on planning application P/25/04159/FUL as detailed below.

38 Schedule of Planning Applications

The Committee considered two planning application reports, copies of which had been circulated and which appear as Appendices A and B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 19 August 2026 and appears as Appendix C to these minutes.

Officers provided a brief summary of the addendum which detailed a new National Planning Policy Framework (NPPF) and subsequent policy considerations in respect of the applications to be determined.

a) Broadwaters, Wick Lane, Bournemouth, BH6 4LA

East Southbourne & Tuckton Ward

P/25/04159/FUL

Thursday, 20th August, 2026

Alterations and conversion of building from care home (Use Class C2) to 20 sheltered accommodation/retirement living flats for 65+ aged persons with communal living room, bin and bike/mobility scooter store

Public Representations

Representation requesting an additional condition

- ❖ Carrie Hearne, local resident via statement

Applicant/Supporters

- ❖ Giles Moir on behalf of the applicant

Ward Councillors

- ❖ Councillor Judy Richardson, in support

Councillor Tarling moved to grant the application, subject to the inclusion of a condition mandating that any additional lighting proposed in the future be required to be brought before the Committee for determination in consultation with Council's ecology team, in order to help protect local wildlife.

Councillor Le Poidevin seconded the motion.

Following debate, the Committee moved to the vote and it was:

RESOLVED: to GRANT permission in accordance with the recommendation set out in the officer's report and the addendum published on 19 August 2026, with the addition of a further condition regarding lighting as detailed above.

Voting: For:8, Against:1, Abstentions:0

Notes: In granting the application, most Committee Members were supportive of the application, noting the car parking provision and that the building was structurally sound enough to be brought back into use.

b) Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

The Chair confirmed that Councillor Canavan had called-in the application to the Committee. Cllr Canavan advised that he was not predetermined, and the Chair, with due regard to paragraph 8.3 of the Committee protocol, allowed Councillor Canavan to remain in the room and take part in the discussion without being permitted to vote on the item.

Christchurch Town Ward

P/26/01695/FUL

Erection of new 2 storey extension, to provide 2 fitness studios. Regulation 3 application by BCP Council

Public Representations

There were no registered speakers for the item.

Councillor Flagg moved to grant the application as set out in the officer's report and as updated by the addendum.

Councillor Gillett seconded the motion.

Following debate, the Committee moved to the vote and it was:

RESOLVED: to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 19 August 2026.

Voting: For:7, Against:0, Abstentions:0

Notes: In granting the application, Committee Members noted the officers' confirmation that, in respect of ramp access for wheelchair users, building controls would ensure that people of all abilities would be able to safely exit the building in the event of a fire.

39 Appeals Report

The report updated members of the Planning Committee on the Local Planning Authority's Appeal performance over the stated period.

RESOLVED: that the Planning Committee note the contents of the report.

Voting: Nem. Con.

Duration of the meeting: 10.00 - 11.20 am

Chairman at the meeting on
Thursday, 20 August 2026