

Notice of Eastern BCP Planning Committee

Date: Thursday, 20 August 2026 at 10.00 am

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



Membership:

Chairman:

Cllr P Hilliard

Vice Chairman:

Cllr M Le Poidevin

Cllr P Canavan
Cllr J Clements
Cllr D A Flagg

Cllr M Gillett
Cllr G Martin
Cllr Dr F Rice

Cllr T Slade
Cllr M Tarling
Vacancy

All Members of the Eastern 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=6504>

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services on 01202 096660 or email democratic.services@bcpCouncil.gov.uk

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

12 August 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

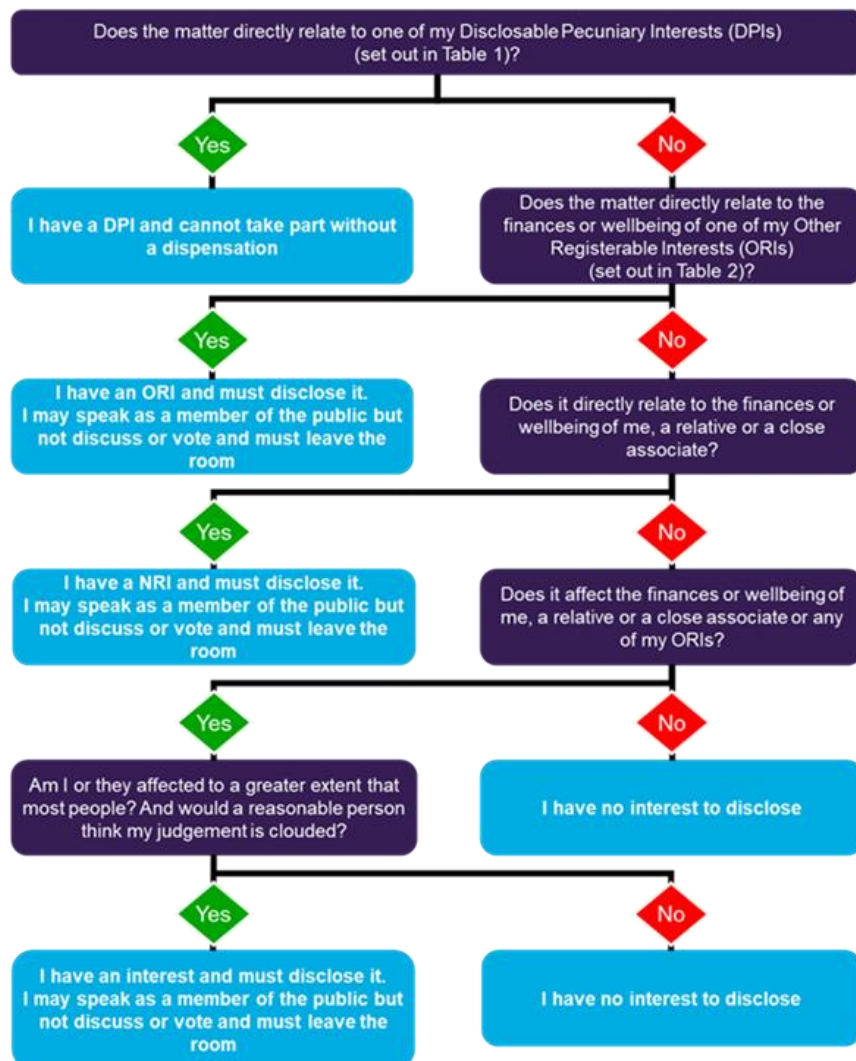


Maintaining and promoting high standards of conduct

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. 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.

4. Confirmation of Minutes

7 - 12

To confirm and sign as a correct record the minutes of the meetings held on 25 June and 6 July 2026.

5. Public Issues

13 - 20

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

The deadline for the submission of requests to speak is 10.00am on 19 August 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=613>

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

6. 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.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a)	Broadwaters, Wick Lane, Bournemouth, BH6 4LA East Southbourne & Tuckton Ward P/25/04159/FUL 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.	21 - 66
b)	Two Riversmeet Leisure Centre, Christchurch, BH23 1HW Christchurch Town Ward P/26/01695/FUL Erection of new 2 storey extension, to provide 2 fitness studios. Regulation 3 application by BCP Council	67 - 94
ITEMS FOR INFORMATION		
7.	Appeals Report This report updates members of the planning committee on the Local Planning Authority's appeal performance over the stated period.	95 - 114

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.

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 25 June 2026 at 10.00 am

Present:-

Cllr P Hilliard – Chairman

Cllr M Le Poidevin – Vice-Chairman

Present: Cllr P Canavan, Cllr M Gillett, Cllr G Martin, Cllr Dr F Rice,
Cllr T Slade and Cllr M Tarling

17. Apologies

Apologies were received from Cllr Jo Clements and Cllr David Flagg.

18. Substitute Members

There were no substitute members.

19. Declarations of Interests

There were no declarations of interest.

20. Confirmation of Minutes

The minutes of the meetings held of 22 may and 5 June 2026 were confirmed as an accurate record and signed by the Chair.

21. Public Issues

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

22. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – C to these minutes in the Minute Book. A Committee Addendum Sheet was published on 24 June 2026 and appears as Appendix D to these minutes.

23. 5 Seafield Road, Bournemouth, BH6 3JE

East Southbourne and Tuckton ward

P/26/00686/FUL

Erect a block of 6 flats with off road car parking after the demolition of existing house and garage

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Darryl Howells on behalf of the applicant

Ward Councillors

- ❖ Cllr Bernadette Nanovo

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 24.6.26.

Voting: Unanimous

Notes: Cllr Slade arrived at the start of this item and was therefore able to vote.

24. 44 Minterne Road, Christchurch BH23 3LE

Mudford, Stanpit and West Highcliffe ward

P/26/01738/CONDR

Variation of condition 3 (Approved Plans) and condition 5 (Obscure Glazing of Windows – No Further Windows) of planning permission 8/24/0318/HOU (Alterations and remodel of the existing dwelling inclusive of demolition of the existing garage, single storey rear and side extension and creation of first floor accommodation) to reduce the size of the side extension; reduce the size of the dormer; amendments to fenestration and external facing materials, additional rooflights on NW and SE elevation.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

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

Voting: Unanimous

25. 46 South Road, Bournemouth BH1 4PA

East Cliff and Springbourne ward

P/26/02127/HOU

Retrospective application for the erection of a single storey, lean-to timber structure to cover the existing rear patio area.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 24.6.26.

Voting: Unanimous

26. Appeals Report

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

The report provided an update on the Local Planning Authority's appeal performance over the stated period.

The report was noted.

The meeting ended at 10.49 am

CHAIRMAN

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 06 July 2026 at 12.00 pm

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr P Canavan, Cllr M Gillett, Cllr B Nanovo (In place of Cllr M Tarling), Cllr Dr F Rice and Cllr T Slade

27. Apologies

Apologies were received from Cllr J Clements, Cllr D Flagg, Cllr G Martin and Cllr M Tarling. Cllr C Adams had been due to attend as a substitute member but also sent apologies.

28. Substitute Members

Notification was received that Cllr B Nanovo was substitute member for Cllr Cllr M Tarling.

29. Declarations of Interests

Cllr B Nanovo reported for transparency that she had been notified by the Council's Communities Officer that volunteers from JP Morgan were due to help paint shelters on Southbourne Overcliff Drive, a project she had led on in her ward but with no personal gain to herself. She spoke and voted on the application.

30. Public Issues

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

31. Schedule of Planning Applications

The Committee considered a planning application report, a copy of which had been circulated and which appear as Appendix A to these minutes in the Minute Book. A Committee Addendum Sheet was published on 3 July 2026 and appears as Appendix B to these minutes.

32. JP Morgan, Chase Bank, 1 Chaseside, Bournemouth BH7 7DA

Littledown and Iford ward

P/25/04768/FUL

Development of a 5-storey office building (Use Class E(g) and a two-storey decked parking structure on part of existing surface car park, with associated infrastructure and hard and soft landscaping. Construction of pedestrian link bridge between proposed office building and existing adjacent office building

Public Representations

Objectors

- ❖ None received

Applicant/Supporters

- ❖ Laura Batstone, JP Morgan Chase Bank

Ward Councillor

- ❖ Cllr Lawrence Williams, in support

Neighbouring Ward Councillors

- ❖ Cllr Alasdair Keddie, objecting in accordance with call in
- ❖ Cllr Sharon Carr-Brown, objecting in accordance with call in

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 3.7.26

Voting: For – 5, Against – 1, Abstain – 1

Notes:

In granting the application Committee Members were generally supportive of the survey for the Traffic Regulation Order being carried out 6 months after the office block is first occupied.

The meeting was preceded by a site visit which was attended by all Committee Members present.

The meeting ended at 1.35 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/faq/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	Broadwaters Wick Lane Bournemouth
Proposal	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.
Application Number	P/25/04159/FUL
Applicant	Bracken Developments Limited
Agent	Mrs Clare Spiller Chapman Lily Planning Limited
Ward and Ward Member(s)	East Southbourne & Tuckton
Report status	Public
Meeting date	20th August 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	20+ objections have been received from properties located within a 1-mile radius from the site.
Case Officer	Richard Sakyi
Is the Proposal EIA Development?	No

Description of Proposal

1. The application site is a former Council Care Home which has now been empty for several years. The proposal is to convert the building from a 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. The proposed development would provide a mix of 15 one bed units; 4 two bed units and 1 three bed unit (manager's accommodation). The units would be arranged over three floors. 12 Vehicle parking spaces would be provided on the site.

Description of Site and Surroundings

2. The existing property comprises part 3-storey and part single-storey detached block with a modern post war flat roofed appearance. The building is not particularly attractive and is also now looking tired. It appears as an incongruous anomaly within the historic Conservation Area of Wick Village. It has a landscaped setting with several trees on the site and in the surrounding area, which are subject to an individual and group Tree Preservation Orders (TPO). There is a small car parking area to the north of the site and an outbuilding close to the boundary with Wick Lane.
3. The site is bounded to the west by Wick Lane, where the existing built form is set back from the street frontage. To the north of the site is the River Stour and its open banks. To the south and west of the site are existing detached properties and a courtyard development of the former Wick Farm. Access to the site is obtained from Wick Lane leading onto a hardstanding area for car parking.
4. The character of the area is predominantly residential comprising dwellings in a range of architectural styles and finishes. The site is not particularly well located in terms of direct easy access to public bus services or shops but is within about 600m of such services. The application site is partially located within an area identified at Risk of flooding- Flood zone 3, however, the main building the subject of this application is within Flood Zone 1 as identified in the Environment Agency Flood Risk Map. The site is in the designated Wick Village Conservation Area. There are a number of listed buildings within the locality including Wick Farm to the rear, 90 Wick Lane opposite and 49 Wick Lane to the north. Nos. 78-84 Wick Lane and The Sanctuary, Wick Lane are also listed buildings and within close proximity of the site.

Relevant Planning History:

3. 7-2020-3332-Q - Oak (T1) - Reduce limb above garage forecourt by 2m. Prune branches close to car port structure to provide a 2m separation. Prune to provide a 2m separation from the adjacent Sycamore tree, reducing limb by 2m. Sycamore (T2) - Prune overhanging branches back to boundary fence line - (No objections raised 23/11/2020).

7-2005-3332-M - Extension to car parking area to form five additional parking spaces – Regulation 3 (Granted 31/05/2005).

7-2002-3332-J - Formation of 4 additional parking spaces and repositioning of 3 existing parking spaces - Regulation 3 – Granted 29/05/2002).

Constraints

4. The application site lies within the Wick Village Conservation Area and is within the setting of a number of listed buildings. Accordingly, in considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of

preserving the building or its setting or any features of special architectural or historic interest - section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990.

5. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.
6. Furthermore, the following constraints also apply to the site:
 - Flood Risk
 - New Forest Recreation Zone
 - Dorset Habitats
 - Tree Preservation Order
 - SSSI Impact Risk Zone
7. These points will be discussed as well as other material considerations below.

Public Sector Equalities Duty

8. 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

9. 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.
10. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
11. 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”.

12. 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.
13. 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 / Responses

14. **Local Highway Authority** – No objection as summarised below:
The proposal as revised seeks permission for conversion of former care home to 20 sheltered/retirement flats (65+). Access unchanged; parking requirements materially reduced to SPD-compliant provision of 12 car spaces, 6 cycle spaces and 10 mobility scooter spaces.
On-site turning would be achievable including car charging. The revised proposal has now overcome the previous parking concerns. Therefore, the LHA has no objection subject to the imposition of conditions relating to vehicle Access, parking and turning areas, and the provision of cycle and mobility Scooter parking.

Waste & Recycling – No objection, the scheme has been amended to provide acceptable access to bin store.

Environmental Health Officer (EHO) – No objection subject to the imposition of an informative relating to unforeseen contamination should any groundworks occur during development if the LPA is minded granting permission.

BCP Lead Local Flood Authority (LLFA) – Commented as follows:

It is noted that there are flooding and drainage issues with this site given its proximity to the River Stour. Recommended that the drainage strategy be reviewed given the age of the infrastructure. However, the application is largely a change of use with no new drainage works proposed.

No information has been provided as to how the site currently drains nor the state of the existing drainage infrastructure on the site. Any proposed drainage strategy must be substantiated with evidence to show that the proposal will be sustainable and deliverable, and that it has considered the various constraints that the site may have.

BCP Trees and Landscaping – No objection.

Environment Agency – Application falls outside Environment Agency remit.

Dorset Police Crime Prevention Design Advisor – No objection.

BCP Ecology – Commented as follows -

While it is presented in the Ecological Statement by Ecco Support that the external features that they identified as potential bat roost features will not be impacted by this development, as the proposal is for internal works only, as shown above there are external works and require definitive assurance by the applicant that these features will not be impacted as part of the conversion.

BCP Urban Design – No Objection – Commented as summarised below:

- It would be positive to see the site brought back into use and this is an attractive location for residential development.
- The proposed flats would meet the nationally described space standards which is welcome.
- The existing building has a rather dated and functional appearance, and its orientation does not relate well to the street or waterfront. However, this is softened by the informal green setting which would be maintained.
- The reuse of the historic outbuilding for bin and cycle storage is acceptable.

Historic England – No objection however advised that the views of the BCP specialist conservation and archaeological advisers must be sought.

Dorset & Wiltshire Fire & Rescue Service – No objection.

Active Travel England (ATE) – No comment.

BCP Heritage – No objection - It would be positive to see a sympathetic redevelopment of this site, but in terms of the proposed conversion works no objection is raised.

Dorset Wildlife Trust – No representation received.

Public Health Dorset - No representation received.

Wessex Water - No representation received.

BCP Viability Housing Development Officer - No representation received.

Representations

15. The application was advertised to the general public by way of site notice and press notice in accordance with the requirements of article 15(5) of the Development Management Procedure Order.
16. A total number of 68 representation have been received. There is one in support 3 with comments and the remainder are objections. The comment in support is on the basis of the accommodation being for permanent long term and not short-term temporary accommodation. The representations have come from the following nearby roads – Duncliff Road, Kingsley Close, Cherry Lodge, Branders Lane, Verwood Crescent, Ariel Close and Drive, Honeybourne Cres, Roscrea Drive, Broadlands Ave, Thornbury Road, Riversdale Road, Wicklea

Road, Wick Lane, Wick Farm, Braemar Avenue and Close. The following points are raised.

- Objection to the retention of the existing unsightly building.
 - Lack of adequate parking.
 - Overly high density – too many units proposed.
 - Increased traffic on Wick Lane.
 - Strain on local infrastructure and services.
 - Preference for a redevelopment of the site rather than conversion.
 - Adverse impact on the designated Conservation Area.
 - Adding to summer congestion and activity.
17. The proposal has been revised, and re-publicised in March 2026. 4 further letters have been received all concerned with the lack of car parking. One representation has been received commenting that a sensitive and sympathetic new build would be ideal for the site and that the current proposal seems to be the stepping stone.
18. The lack of comment on the revised scheme doesn't necessarily suggest that the previous concerns have been resolved and the original comments are still relevant and are dealt with in the issues below.

Policy Context

19. The guidance contained in the National Planning Policy Framework (NPPF) is a material consideration.

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. These include specifically the following policies:

Bournemouth Local Plan: Core Strategy (2012)

- | | |
|------|---|
| CS1 | National Planning Policy Framework- Presumption in Favour of Sustainable Development. |
| CS2 | Sustainable Homes and Premises |
| CS4 | Surface Water Flooding |
| CS6 | Delivering Sustainable Communities |
| CS14 | Delivering Transport Infrastructure |
| CS15 | Green Travel Plan and Transport Assessments |
| CS16 | Parking Standards |
| CS17 | Encouraging Greener Vehicle Technologies |
| CS18 | Increasing Opportunities for Cycling and Walking |
| CS22 | New Housing Outside the Preferred Locations |
| CS23 | Encouraging Lifetime Homes Standards |
| CS33 | Heathland |
| CS39 | Designated Heritage Assets |
| CS41 | Quality Design |

Bournemouth District Wide Local Plan 2002 (Saved Policies)

3.28	Flooding
6.16	Flat Conversions - Car Parking
4.4	Development in Conservation Areas
4.14	Wick Conservation Area
4.25	Landscaping
6.10	Flats Redevelopment
6.13	Flat Conversions - Location of Property
6.14	Flat Conversions - Type of Property

Supplementary Planning Documents:

Affordable housing DPD - Policy AH1
Public Realm Strategy: Guiding Principles - SPD
Residential Development: A Design Guide - PGN
Town Centre Development Design Guide SPD
Dorset Heathlands Planning Framework SPD

The National Planning Policy Framework (2024)

20. Including in particular the following:
- Section 2 – Achieving Sustainable Development
- Paragraph 11 – “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 clear 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 of 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.”
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and Enhancing the Natural Environment
- Section 17 – Conserving and Enhancing the Historic Environment

Assessment

Presumption in favour of sustainable development / Principle of development

21. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
22. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is
 - (i) unable to demonstrate a five-year supply of deliverable housing sites or
 - (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
23. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
24. On 1 April 2025 BCP Council had a housing land supply of **2.55** years against a 5- year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
25. In this instance, the scheme would provide 20 additional flats that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.
26. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

Loss of Class C2 unit

27. Policy CS12 of the Bournemouth Core Strategy refers to the retention of community facilities i.e. such as specialist housing or a health facility. The policy clarifies that Community facilities include a health facility. Policy CS12 states that: *Proposals for development which would lead to the loss of premises or sites used, or last used, for a community use will not be permitted unless; the development is the same, similar or related to that use; or adequate alternative facilities and services are available locally; or replacement facilities and services are proposed nearby; or it can be demonstrated that there is no demand for the use and that there is a greater benefit to the area resulting from the proposed use.*
28. Notwithstanding the above, the site was most recently run by Tricuro, a social care company run at the time by Dorset County and by Bournemouth and Poole Council until 2017 when they made the decision to vacate in order to consolidate their operations elsewhere.
29. As a result, the proposal is considered to be in accordance with policy CS12 of the Bournemouth Core Strategy. Furthermore, the site is accessible to services, facilities and public transport. There is capacity within the existing infrastructure to accommodate the proposed development and there are no physical or environmental constraints to restrict development on the land.
30. Overall, the proposed development is considered acceptable in principle.

Impact on Wick Village Conservation Area

31. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local planning Authorities (LPA) to have special regard to the desirability of preserving listed buildings or their setting. Section 72 of the same Act imposes a statutory duty on LPAs to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Policy CS39 of the Core Strategy and saved policy 4.4 of the District Wide Local Plan 2002 reflect this duty.
32. The Wick Village conservation area was designated in 1985. The Conservation Area comprises of a linear area south of the River Stour with the main part of the Conservation area to the north, south, east and west of the application site. A substantial proportion of the properties are listed, although some modern development also falls within the conservation area boundary. The application site is in a slightly sensitive position within the conservation area, adjacent to several listed buildings including the barn conversions at Wick Farm and also close to the public footway that runs alongside the river at this point. The vacant care home is a modern property that according to the Heritage Officer is 'out of step' with the character and scale of properties within the conservation area and is of no particular architectural merit.

33. The area is also characterised by large, detached buildings set on spacious plots, screened by vegetation. The architecture of these properties and their spacious layout make an important contribution to the historic character and attractive appearance of the area.
34. The site is currently occupied by a vacant detached part 3, part single-storey building formerly used as a care home. The building is of a large scale, and size, albeit simple in its form and design. The building makes a neutral contribution to the conservation area. It sits comfortably in its plot with its height, scale, bulk and footprint respecting the size of the site and the adjacent properties. There is good spacing between the application site and the adjacent buildings, which allows important views around these buildings and of the sylvan setting. Such spaces between buildings reinforce the verdant and mature landscape setting which is also a key component helping to define the character and appearance of the Conservation Area.
35. The proposal seeks the change of use of the building to a sheltered housing (Use Class C3) and does not involve any significant external changes to the built form or material alterations to the appearance other than some modest changes by forming the bin/bike/mobility scooter facility.
36. The BCP Heritage Officer upon consultation has raised no objection to the proposal, which would result in a vacant building being brought back to a use, sympathetic to the conservation area.
37. Overall, it is considered that the public benefits of 20 additional dwellings on a previously developed land must be afforded significant weight. Furthermore, it is the Officer's view that although the proposed development would have minimal impact on the character of the site, however, it is not considered to be harmful and as such, would preserve the character or appearance of the Wick Village Conservation Area. It is further considered that given that no changes are proposed to the built form of the existing building in terms of scale, height and massing, the development would not be harmful to the setting of the nearby listed buildings. The proposal is therefore in accordance with the objectives of policies CS39 and CS41 of the BCP Core Strategy and Policy 4.4 of the District Wide Local Plan.

Impact on character and appearance of the area

38. The application site is on the east side of Wick Lane. The dwellings in the area are varied in design, scale, and appearance although there are shared design characteristics such as being set back from the highway behind trees, hedges and soft landscaping and generally sited in large plots.
39. The proposal does not involve any significant external changes other than some modest changes by forming the bin/bike/mobility scooter facility. The new flats are likely to result in some intensification of the use as retirement flats are likely to have a more active occupation by residents. However, this can be offset with the lack of carers/staff and fewer commercial type deliveries associated with a larger care home. The impact on the character and appearance of the area is

considered to be minimal and acceptable in accordance with policy CS41 of the Core Strategy.

40. The heritage officer upon consultation has indicated that the site lies within a Conservation Area however, subject to sensitive materials being used with the repurposing of the outbuilding there is no objection. The site is a previously developed land as defined in the National Planning Policy Framework, which mandates that substantial weight should be given to the value of using suitable brownfield land within settlements for homes. In this case, more effective use of the site can be made while safeguarding and improving the environment and ensuring safe and healthy living conditions.
41. Overall, it is considered that the proposed development would not unduly harm the character or appearance of the area. It would not conflict with policies CS41 and CS21 of the BCP Core Strategy and policies 4.4 and 6.10 of the District Wide Local Plan.

Impact on trees and landscaping

42. The site is located within a conservation area and is also covered by an area Tree Preservation Order. Some of the existing trees are protected by tree preservation order. Furthermore, all the existing trees are protected by virtue of being in a conservation area. The trees also provide amenity value and contribute to the character and appearance of the area. The existing trees also act as good screening to the adjacent dwellings to the east and the south of the site.
43. The application proposes to retain all the existing trees on the site to ensure there is no significant adverse impact on the character of the site. Notwithstanding the above, a small section of the established boundary planting at the Wick Lane frontage of the site would be removed to create 1.7m wide access path to the bin store and opening of the frontage to enable adequate access to the bin store and the collection of refuse by the operatives.
44. The submitted site layout plan of the development provides the opportunity for the retention and provision of additional landscaping that would help to maintain the character and setting of the conservation area. The Tree and Landscape Officer upon consultation has raised no objection.
45. Overall, it is considered that the proposal accords with the objectives of policies CS39 and CS41 of the BCP Core Strategy and Policies 3.18 and 4.25 of the District Wide Local Plan.

Impact on amenities of local residents

46. Paragraph 135 (f) of the NPPF provides that planning should ensure that developments 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, and where crime and disorder, and the fear of crime, do not

undermine the quality of life or community cohesion and resilience. This is reflected in Core Strategy Policies CS21 and CS41; Policy 6.10 of the Bournemouth Local Plan (2002); and Section 3.7 of the Residential Design Guide, requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

47. As the changes are mainly internal there is unlikely to be any significant impact on local residents with regard to increased overshadowing or overlooking. The future occupants may be more active, but this is not considered significant. As set out above a more active resident can be offset as the more commercial activities associated with an institutional type of use will no longer be evident. In any event a residential occupation would be compatible with the neighbouring uses and on this basis, the proposal is considered to be in accordance with policy CS41.

Impact on living conditions of the future occupiers of the development

48. The NPPF require new residential development to conform to the nationally described space standards as set out by the Government. Policy CS41 of the Core Strategy (2012) and the Residential Development Guide (2008) require a high standard of amenity for future occupants. This includes through taking account of the needs of potential future occupants of new developments and ensuring that appropriate levels of amenity space are provided within the proposed development.
49. The proposal seeks the conversion of the existing building from care home (Use Class C2) to 20 sheltered accommodation/retirement living flats for 65+ aged persons. Whilst there is not an adopted policy or guidance that specifically identifies its expected space standards for new dwellings, the Government's Technical Housing Standards – Nationally Described Space Standards (2015) (the NDSS) is a significant material consideration. The NDSS sets out requirements for the gross internal floor area (GIA) of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home. The NDSS is the most up-to-date expression of national planning policy on this matter, it is therefore afforded significant weight.
50. The national technical housing living standards are set out below.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
1b	1p	39 (37) *		
1b	2p	50	58	
2b	3p	61	70	

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings
2b	4p	70	79	
3b	4p	74	84	90

Schedule of proposed floor areas

Unit	sq m	sq ft	Bedrooms	People
1	46.1	496	1	1
2	70.0	753	2	4
3	64.8	698	2	3
4	74.8	805	3	4
5	70.9	763	2	4
6	57.2	616	1	2
7	50.0	538	1	2
8	45.3	488	1	2
9	67.2	723	2	3
10	54.1	582	1	2
11	43.2	465	1	1
12	55.5	597	1	2
13	52.9	569	1	2
14	51.2	551	1	2
15	52.8	568	1	2
16	43.2	465	1	1
17	55.5	597	1	2
18	52.9	569	1	2
19	51.2	551	1	2
20	52.8	568	1	2
Total	1111.6	11965	26	45

51. The NDSS goes further and advises that each bedroom should have internal floorspace (GIA) not less than 11.5m². In this instance all the bedrooms would exceed the requirements. The NDSS also advises that the ceiling heights of the accommodation should be 2.3m over 75% of the floor area, which this proposal achieves.
52. Overall, the accommodation would be of good standard in line with the nationally prescribed Technical Minimum Space Standards for the floorspace of the dwellings and the size of each bedroom. Other rooms including storage space are considered of a decent size. The bedrooms would have one window each. The standard of residential amenity for this apartment is

therefore considered to be good and compliant with Policy CS41 of the Core Strategy (2012) and the Residential Development Guide (2008) in this regard. Likewise, the proposal would adhere to the aims of the National Planning Policy Framework in respect of promoting a high standard of amenity for future users.

53. It has been noted that details of who has access to the garden/courtyard have not been provided at this stage however, there would be a provision (communal lounge area on the ground floor for use for both the occupiers and visitors. The rear garden amenity area is also adequate for drying of clothes and siting, which is considered acceptable.

Highway Safety, Access and Parking

54. The NPPF requires that development proposals provide for safe and suitable access for all, and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
55. The proposal has been assessed with regard to access, parking provision, cycle and mobility scooter storage, and overall highway safety. Vehicle and pedestrian access arrangements remain unchanged from the previous submission and continue to be considered acceptable by the Local Highway Authority (LHA).

Parking Provision and Justification

56. The development proposes 20 sheltered/retirement living flats (including a manager's unit), designed specifically for residents aged 65 and over. In assessing parking demand for this form of age-restricted accommodation, Table 8 of the BCP Parking Standards SPD (2021) is the most relevant guidance. This acknowledges that sheltered/retirement housing generates substantially lower car ownership levels than general C3 residential dwellings, reflecting the reduced mobility needs of older residents, increased reliance on walking, mobility scooters, taxis, community transport and public transport, and the support offered by on-site facilities and visiting services.
57. Applying the SPD standards, the proposed 26-bedroom scheme generates a requirement for 8 car parking spaces and 2 cycle spaces. The revised proposal exceeds these policy requirements by providing 12 car parking spaces, comprising the retention of the existing 8 spaces and the provision of 4 new compliant spaces. Sufficient space is available within the site for vehicles to turn and exit in forward gear.
58. Secure, covered accommodation is also proposed for 6 cycles and 10 mobility scooters, with appropriate access and electric charging facilities. This supports sustainable transport choices and aligns with the expected transport behaviours of future occupants.

59. The LHA has confirmed that the revised parking arrangements represent an SPD-compliant and appropriate level of provision, overcoming the shortfall previously identified in the earlier scheme.
60. The LHA raises no objection to the development, subject to conditions securing the construction of the vehicular access, parking and turning areas, and the cycle/mobility scooter storage prior to occupation. An age-restriction condition is also recommended to ensure that the reduced parking standards continue to apply to the intended 65+ occupant group. Informative notes relating to construction management, drainage and developments within controlled parking zones are also advised.
61. Overall, it is considered that the transport and parking arrangements for the revised proposal are acceptable and policy-compliant. The scheme would provide adequate car, cycle and mobility scooter parking in accordance with the BCP Parking Standards SPD, reflects the lower parking demand associated with age-restricted accommodation, and complies with all highway safety considerations. The development therefore meets the requirements of Policies CS16, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (2012), and the LHA confirms that it has no objection to the proposal subject to the recommended conditions.

Waste and Recycling

62. The proposal would result in a total of 20 flats on the site. The submitted site layout plan Drawing No.PL02 Rev C shows the location and the access to the bin store. The existing store (outbuilding) close to Wick Lane would be repurposed as a bin store. An existing break in the hedge would be made into a more formal access to the street to allow for access for the bins to be presented at the boundary of the property on collection day. The location of the bin store would comply with the minimum distance for bin collection from the Council service.
63. Overall, the proposal complies with the objectives of planning policies CS38 and CS41 of the BCP Core Strategy 2012.

Heathland Mitigation

64. The site is within the 5km zone of the designated Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation and Ramsar Site which covers the whole of Bournemouth. As such, the determination of any application for additional dwellings resulting in increased population should be undertaken with regard to the requirements of the Habitats Regulations. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.

65. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £7,200.00 plus a £360.00 administration fee.
66. The associated legal agreement is yet to be completed to secure this contribution.

New Forest SPA

67. Natural England has advised that the Council must consider the impact of residential development on any development within 13.8km of the New Forest SPA, SAC and Ramsar site, which is the case for this development. The Council is advised that an Appropriate Assessment is required and mitigation will be required. Following an Appropriate Assessment, the Council has concluded that this can be achieved in the form of a monetary contribution of £6,000.00 plus and administration fees of £300.00.
68. The associated legal agreement is yet to be completed to secure this contribution.

Affordable Housing

69. All applications proposing residential development in excess of 10 units net will be subject to the Council's adopted affordable housing policy. The affordable housing DPD sets out an approach to achieving contributions towards the delivery of affordable housing in the borough. Policy AH1 contained within the DPD requires all residential development to contribute towards meeting the Borough target of 40% affordable housing. When considering residential development, the Council will seek a 40% contribution except where it is proven to not be financially viable. The DPD was revised in November 2011 and sets out in greater detail how the DPD will be implemented as well as including an indicative contribution table which applicants can agree to rather than submit viability information.
70. The proposal seeks conversion of the existing property to provide 20 self-contained flats. Therefore, in accordance with Policy AH1 a contribution for affordable housing; a total of 8 dwellings (40%) is required.
71. Notwithstanding the above, the applicant has indicated that the application benefits from Vacant Building Credit in accordance with the provision of the Planning Practice Guidance 2014. This is assessed below.

Vacant Building Credit Assessment

72. Paragraph 65 of the NPPF states: *"To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."* The footnote in the NPPF explains the term proportionate amount and states that as the

equivalent to the existing gross floorspace of the existing buildings. The footnote goes further and states that this does not apply to vacant buildings, which have been abandoned. The government guidance on Vacant Building Credit is set out in the Planning Practice Guidance.

Status of the Existing Building

73. The site relates to a former council-run care home which has been vacant for several years following its closure. Although vacant, the building has remained structurally intact, secured and maintained, and there is no evidence to suggest that the previous use has been abandoned. National guidance confirms that, when assessing abandonment, relevant factors include the condition of the property, the period of non-use, whether there has been any intervening use, and the intentions of the owner. In this case, the building is neither derelict nor left to deteriorate, and its ongoing suitability for conversion supports a clear conclusion that the lawful use has not been abandoned.

Brownfield Status

74. The site comprises a permanent structure and is therefore classed as previously developed (brownfield) land, consistent with the National Planning Policy Framework (NPPF) definition. VBC is expressly intended to incentivise redevelopment of previously developed sites containing vacant buildings.

Floorspace Considerations

75. The proposal involves the change of use of the existing building to form 20 residential units without any increase in the gross internal floorspace. National policy states that the affordable housing contribution should be reduced by a credit equivalent to the existing gross floorspace of the vacant building being brought back into lawful use. As the proposed development does not increase the floorspace, the resulting affordable housing requirement—after applying the credit—would be zero, because the existing floorspace fully offsets any policy requirement that would otherwise arise.

Conclusion on Vacant Building Credit

76. Having assessed the criteria specified in the National Planning Practice Guidance, it can be concluded that the building is vacant but demonstrably not abandoned, the site is brownfield, and no additional floorspace is proposed. As a result, the development meets the eligibility criteria for the application of Vacant Building Credit. As such, national guidance indicates that no affordable housing contribution should be sought in this instance.

Impact on Biodiversity and Geodiversity

77. 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.”

78. 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 ‘saved’ Policy 3.18 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
79. 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. Statutory Biodiversity Net Gain does not apply in this instance because the application is a change of use and no habitat is impacted. A minor path is to be upgraded through an existing hedge and grassed area, but this would not amount to more than 25m² of impact on habitat.
80. Overall, it is considered that the proposal is compliant with the relevant legislation and ‘saved’ Policy 3.18 of the BDWLP.

Ecology

81. The presence of protected species is a material consideration, in accordance with the NPPF, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. In the UK the requirements of the EU Habitats Directive are implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species (EPS) might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: “a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions.” The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals.
82. The application is accompanied by an Ecological Statement prepared by Eco Support Ltd. The report states that the residential building on site was assessed as having negligible potential to support roosting bats, primarily due to the good condition of the building and the flat roof structure leading to a lack of suitable external crevice roosts and there being no observable entry point into the roof. Although, there is a gap on the cladding on the eaves of the main building and could be used by crevice-dwelling bats such as Pipistrelles. However, it is very unlikely and as such, the building is considered to have low potential for bats.
83. Whilst the site may not have a statutory protection or designation and may be of low ecological value at a local level, the site does contain grassland (and trees and hedges) which provide potential for reptiles, birds and bats and other species, as well as the site acting as a potential corridor for wildlife species. In such circumstance, it is incumbent on the applicant to provide a scope and commitment to mitigate and enhance the site to the benefit of local wildlife together with biodiversity enhancements to achieve a net biodiversity gain as encouraged by the NPPF and BCP LP Policy 3.18.

84. It is considered overall that the existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would an EPS offence be likely to occur. A condition is recommended to ensure the installation of 1 x Schwegler 1FR Bat Tube built into the outer leaf of the wall and 1 x Bee Brick placed at least 1m from the ground in a warm sunny spot within the site.

Flooding Issues

85. The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy CS4 of the Core Strategy reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.
86. The building the subject of this application lies entirely within Flood Zone 1 and only the car parking area falls within Flood Zones 2 or 3 as identified in the Environment Agency Flood Risk Map below. The proposal seeks the change of use of the building with no additional new development except the creation of a formal access path to the street to allow for access for the bins to be presented at the boundary of the property on collection day.



87. Notwithstanding the above, a proportionate Flood Risk Assessment is required however, the Exception Test is not applicable, and the Sequential Test can usually be satisfied given that the vulnerable residential accommodation is located in the lowest-risk zone. Flooding of parking areas is generally acceptable as a “less vulnerable” use, provided safe pedestrian access and egress can be maintained during flood events. Subject to these matters being addressed, the presence of car parking within Zones 2/3 does not ordinarily prevent the change of use from C2 to C3 from being supported.

88. The application is accompanied by a Flood Risk Assessment prepared by Bellamy Roberts, which has concluded that the proposed change of use would have no impact on flood risk in the local area and the adjacent properties would be unaffected in terms of any flood risk.
89. As this proposal involves a change of use, full flood resilience measures cannot be incorporated however, the applicant has indicated a range of measures such as design solutions to ensure the building is appropriately flood resistant and resilient. This can be secured by the imposition of an appropriate planning condition has proposed the following design measures.
90. The BCP Lead Local Flood Authority (LLFA) upon consultation has indicated that no information has been provided as to how the site currently drains nor the state of the existing drainage infrastructure on the site. Any proposed drainage strategy must be substantiated with evidence to show that the proposal will be sustainable and deliverable, and that it has considered the various constraints that the site may have. Notwithstanding the above, it is your Officer's view that the required additional information could be secured by a planning condition requiring approval by the LPA prior to the occupation of the development.
91. Overall, it is considered that subject to the imposition of conditions requiring the measures specified in the Flood Risk Assessment prepared by Bellamy Roberts to be implemented in full and the submission of a drainage strategy for approval, the proposal would comply with Policy CS4 of the Bournemouth Core Strategy (2012) and Policy 3.24 of the BDWLP (2002).

Planning Balance

92. The proposed re~~use~~^{use} of the existing building to provide residential accommodation is considered to represent an efficient and sustainable use of previously developed land, consistent with the strategic objectives of the Core Strategy, including policies promoting the optimisation of brownfield sites and the delivery of additional housing within the urban area.
93. The harm to the significance of the Wick Village Conservation Area and the setting of the nearby listed buildings would be at the at the lower end of the spectrum of less than substantial harm. However, it is still of considerable importance and weight. The National Planning Policy Framework states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, that this harm should be weighed against the public benefits of the proposal. The delivery of 20 new sheltered housing units would contribute positively towards meeting the Council's identified housing needs and accords with the principles of directing growth to established settlements where existing infrastructure can be utilised.
94. In addition, the proposal would accord with the aims of the NPPF, which recognise the need to make efficient use of land and advise that substantial weight should be given to the value of using suitable brownfield sites within settlements for homes. The development would also provide employment during

construction, and ongoing social and economic benefits in terms of supporting services and facilities and the health and wellbeing of older residents, in a location whereby future occupiers would benefit from accessibility to a broad range of services and amenities.

95. It is acknowledged that a significant proportion of local representations relate to concerns regarding the adequacy of on-site car parking provision. In response, the applicant has amended the proposal to provide retirement living accommodation restricted to residents aged 65 and over, for which reduced car ownership and parking demand are typically anticipated. This refinement assists in addressing the primary concern raised and is considered to align with Core Strategy policies supporting accommodation that meets the needs of an ageing population.
96. While the proposed residential use has the potential to generate a greater degree of activity than the former care home use, this increase is not judged to be of an unacceptable magnitude when assessed against the character of the surrounding area or the amenity policies of the Core Strategy.
97. It is further acknowledged that the site falls beyond the generally accepted 400-metre threshold for convenient walking access to shops and public transport services. However, the site nevertheless lies within approximately 600 metres of shopping facilities and bus routes. Although the location is not optimal for retirement living, it is not considered so isolated as to conflict with the sustainable development principles embedded in the Core Strategy. On balance, the site retains reasonable accessibility, and the proposal is therefore regarded as broadly compliant with the strategic policy framework.
98. The Council recognises that the building is currently redundant and that its ongoing vacancy would not deliver any community benefit. The site is also subject to known flood-risk constraints, which may limit the feasibility of more intensive redevelopment in future. While the applicant has referenced a potential fallback position, this consideration is given only limited weight. The decision on the present application is based primarily on the specific planning merits of the current scheme, which is judged to represent a viable, sustainable and policy compliant form of development in its own right.
99. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

100. **RECOMMENDATION I** - That delegated authority be granted to the Head of Planning Operations to GRANT Permission, for the reasons as set out in this

report, subject to the following conditions, and a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning Operations (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified.

RECOMMENDATION II - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if sufficient progress on concluding the Legal Agreement has not been made within six months of the date of this resolution.

S106 heads of terms:

- Heathlands Mitigation – £7,200.00
- New Forest mitigation – £6,000.00

Conditions

1. Time Limit

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. Approved Plans

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

Drawing No. PL01 - Location and Existing Site & Block Plan
Drawing No. PL02 Rev C - Proposed Site Plan
Drawing No. PL03 - Existing Ground Floor Plan
Drawing No. PL04 - Existing First & Second Floor Plan
Drawing No. PL05 Rev B - Proposed Ground Floor Plan
Drawing No. PL06 Rev A - Proposed First & Second Floor Plan
Drawing No. PL07 - Existing Elevations Plan (1 of 2)
Drawing No. PL08 - Existing Elevations Plan (2 of 2)
Drawing No. PL09 Rev A - Proposed Elevation Plan (1 of 2)
Drawing No. PL10 Rev A - Proposed Elevation Plan (2 of 2)

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

3. Bin Storage / Presentation Point

Waste and recycling bins associated with the new residential units shall be placed out for collection at the front edge of the site on their approved presentation points where they meet the footway on collection days only, where they should not obstruct any access, parking or turning, before being returned to their approved storage point following collection.

Reason: To preserve the visual amenities of the locality in accordance with Policies CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. Vehicle Access

Before the development is occupied or utilised the first 5 metres of the vehicle access, measured from the rear edge of the footway into the site, must be laid out in accordance with approved plans and surfaced using a bound material.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent footway and carriageway causing a safety hazard in accordance with Policies CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Car Parking / Turning

Before the development is occupied or utilised, the parking and turning areas shall be constructed and arranged in accordance with approved plans and permanently retained and kept available for their intended purpose, at all times.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Parking for Cycles and Mobility Scooters

Before the development is occupied or utilised the parking facility for cycles and mobility scooters must have been constructed and arranged in accordance with the approved plans. The store shall have lockable doors with keys made available to staff and residents and shall have internal and external illumination and adequate lighting shall be provided along the route to the stores. Works shall be carried out in accordance these details and completed prior to occupation of the development. Thereafter, these parking facilities must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes in accordance with Policy CS18 of the Bournemouth Local Plan Core Strategy (October 2012).

7. Hard and soft landscaping

The hard and soft landscape scheme submitted with the application shall be implemented in full prior to occupation or use of the development commencing and permanently retained in accordance with the submitted landscape maintenance schedule unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. Restriction of Occupancy

The development hereby permitted shall be occupied only by: -

- (i) A person aged 65 years or over;
- (ii) A person aged 60 years or older living as part of a single household with the above person in (i); or
- (iii) A person aged 60 years or older who were living as part of a single household with the person identified in (i) who has since died.

Reason: To enable the local planning authority to exercise control of the development and to maintain its specialist designation.

9. External Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. Hard Surfacing areas

Any new or replacement hard surfaced area(s) shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

11. Flood Risk – Implementation

Prior to the first occupation of the development hereby permitted, the flood resilience measures specified at paragraph 3.3 in the Flood Risk Assessment Prepared by Bellamy Roberts shall be implemented in full and maintained and retained thereafter.

Reason: To minimise the risk of flooding in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy 2012.

12. Surface Water Run Off

A scheme for the on-site storage and regulated discharge of surface water run-off shall be submitted to, and approved in writing by, the Local Planning Authority. The surface water scheme shall be implemented before the first occupation and/or use of the development and be constructed in accordance with the approved details.

Reason: To ensure the proposed development does not overload the existing drainage system resulting in flooding and/or surcharging. To comply with Policy CS4 of the Bournemouth Local Plan: Core Strategy 2012.

13. Biodiversity Enhancements

Within 3 months of the date of this decision, details of a scheme to include biodiversity enhancements to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include new fencing to have at least one hedgehog gap of 13 cm and 13 cm to allow movement of hedgehog, and at least one built in bat tube or brick to be installed on aspects and heights as recommended by Bat Conservation Trust http://www.bats.org.uk/pages/bat_boxes.html. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development enriches biodiversity and wildlife habitat and to accord with Policy CS30 of the Bournemouth Local Plan: Core Strategy (October 2012).

Informatives

1. Contamination

If during site works unforeseen contamination is found to be present, then no further development shall be carried out until the developer has consulted the Local Planning Authority. The contamination will need to be assessed and if necessary, an appropriate remediation scheme agreed with the Local Planning Authority.

2. No Storage of Materials on Footway/Highway

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

3. Highway and Surface Water/Loose Material

The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

4. Car Parking Permit Schemes

The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

5. BNG

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 does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant”.

Background Documents:

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.

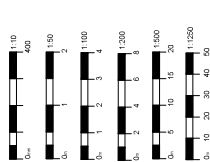
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All dimensions to be checked on site and any discrepancies reported to the Architect immediately. All structural and specialist elements/components/details, including glazing, are to be approved by the Structural Engineer or Specialist Contractor.

DEFINING THE ASSESSMENT:

Contractors should define the assessment by identifying the project goals and the specific tasks that will be performed. The assessment should be based on the project goals and the specific tasks that will be performed. The assessment should be based on the project goals and the specific tasks that will be performed.

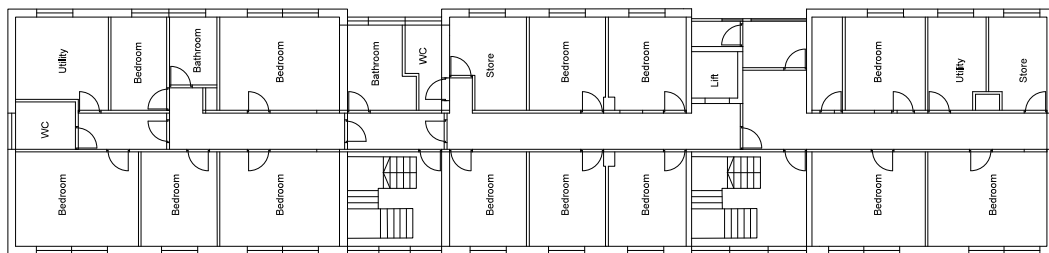
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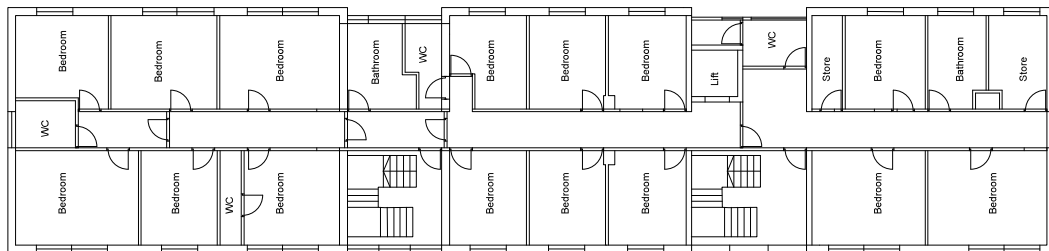
Project:	Broadwaters, Wick, Christchurch BH46 4LA
Client:	Bracken Group
Drawing Title:	Existing Floor Plans
Job No:	250515
Drawn:	MM
Date:	03.06.2025
Scale:	as indicated @ A1
Drawing No:	PL04
Rev:	-

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Existing First Floor Plan
1:100



Existing Second Floor Plan
1:100



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PLANNING

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All dimensions to be checked on site and any discrepancies reported to the Architect immediately. All structural and specialist elements/components/details, including glazing are to be approved by the Structural Engineer or Specialist Contractor.

DESIGNERS RISK ASSESSMENT

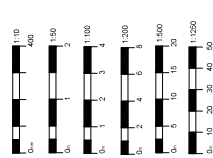
DESIGNING FOR
HEALTH AND SAFETY

Building Products and Construction Execution

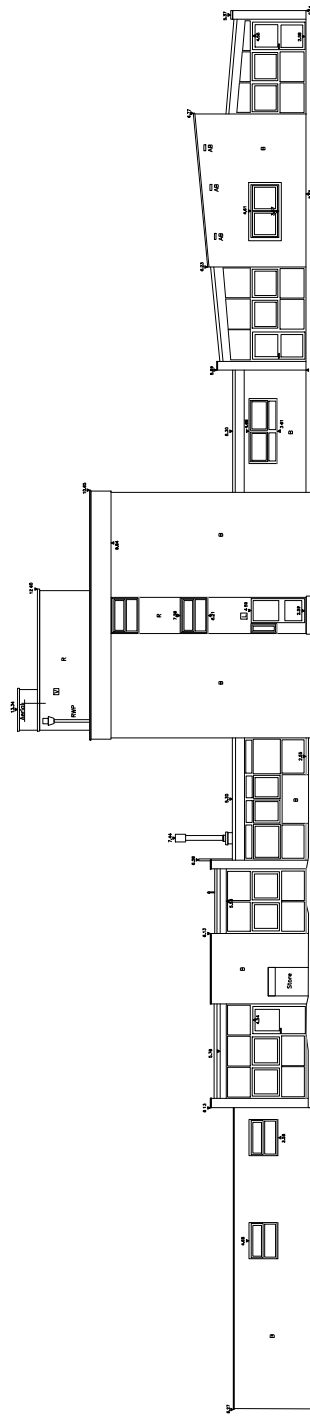
Common everyday hazards associated with Building Products and Construction processes are not listed below and will be assumed to be controlled by the **Principal Contractor** following good safety, management and site practice procedures.

The proposed works are designed on a well established method of construction, which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer immediately in order that appropriate action can be taken.

THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.



Existing North West Elevation
1:100



Existing South East Elevation
1:100

Project:	Broadwaters, Wick, Christchurch BH6 4LA
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Client: Bracken Group

Drawing Title: Existing Elevations 1 of 2

Drawing 1100

Job No: 250515
Drawing: MM

Drawn: 03.06.2025
Date:

Scale: as indicated.

Drawing No.:

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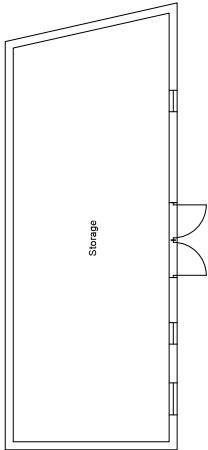
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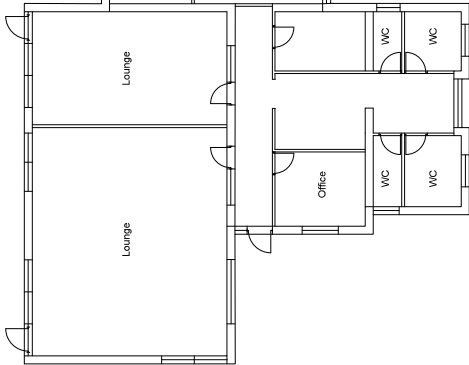
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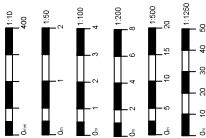
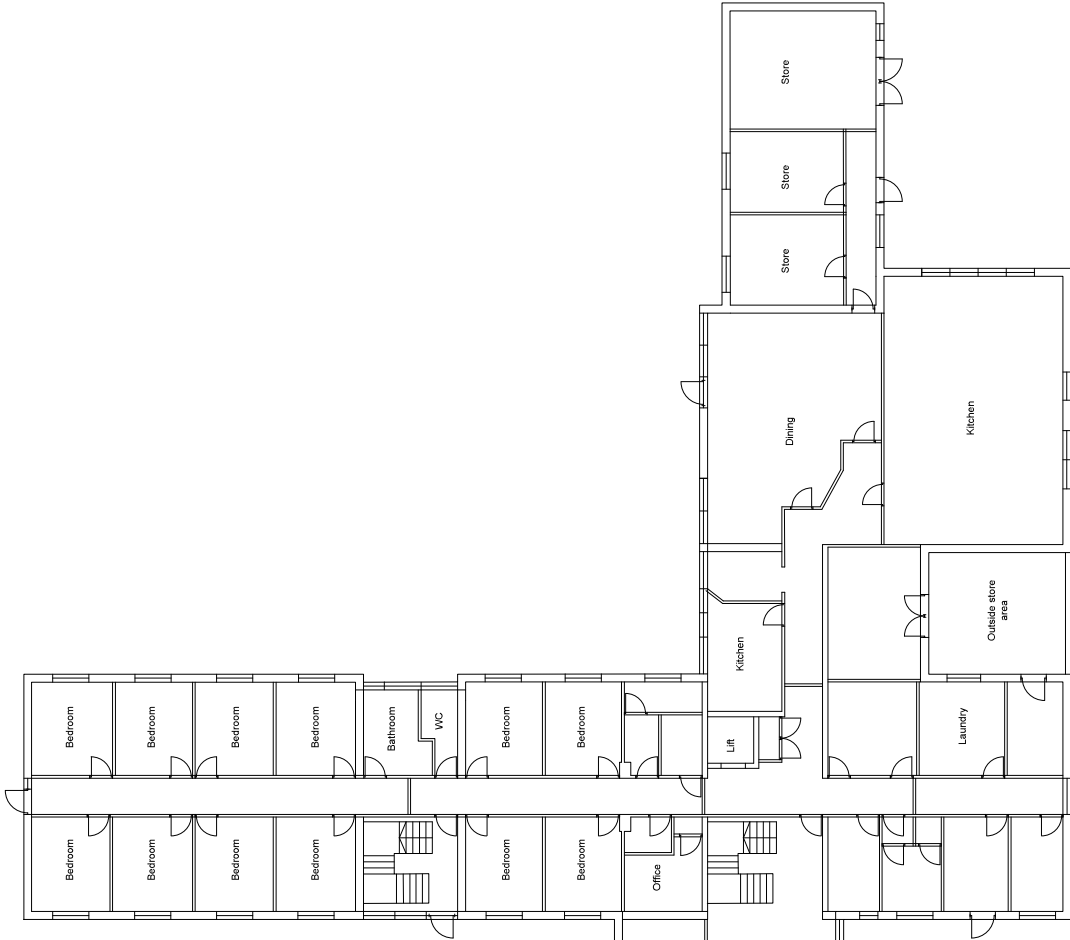
EXISTING



Existing Outbuilding Floor Plan
1:100
(Refer to Site Plan for accurate location)



Existing Ground Floor Plan
1:100



Project: Brookwaters,
Micklemoor,
BHF ALA
Client: Broken Group
Drawing Title: Existing Floor Plans
Job No: 250515
Drawn: MM
Checked: JG
Scale: as indicated @ A1
Drawing No: PL03
Rev: .

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DESIGNER'S DECLARATION:
HEALTH AND SAFETY
I, the undersigned, being a registered architect, hereby declare that I am a duly qualified and experienced architect and that I am not aware of any circumstances which might materially affect the safety, management and use of the building.

The proposed works are designed on a well established method of construction, which may be varied only by a minor detail, and the proposed works are not of a nature which would require the attention of the designer immediately in order that appropriate action can be taken.

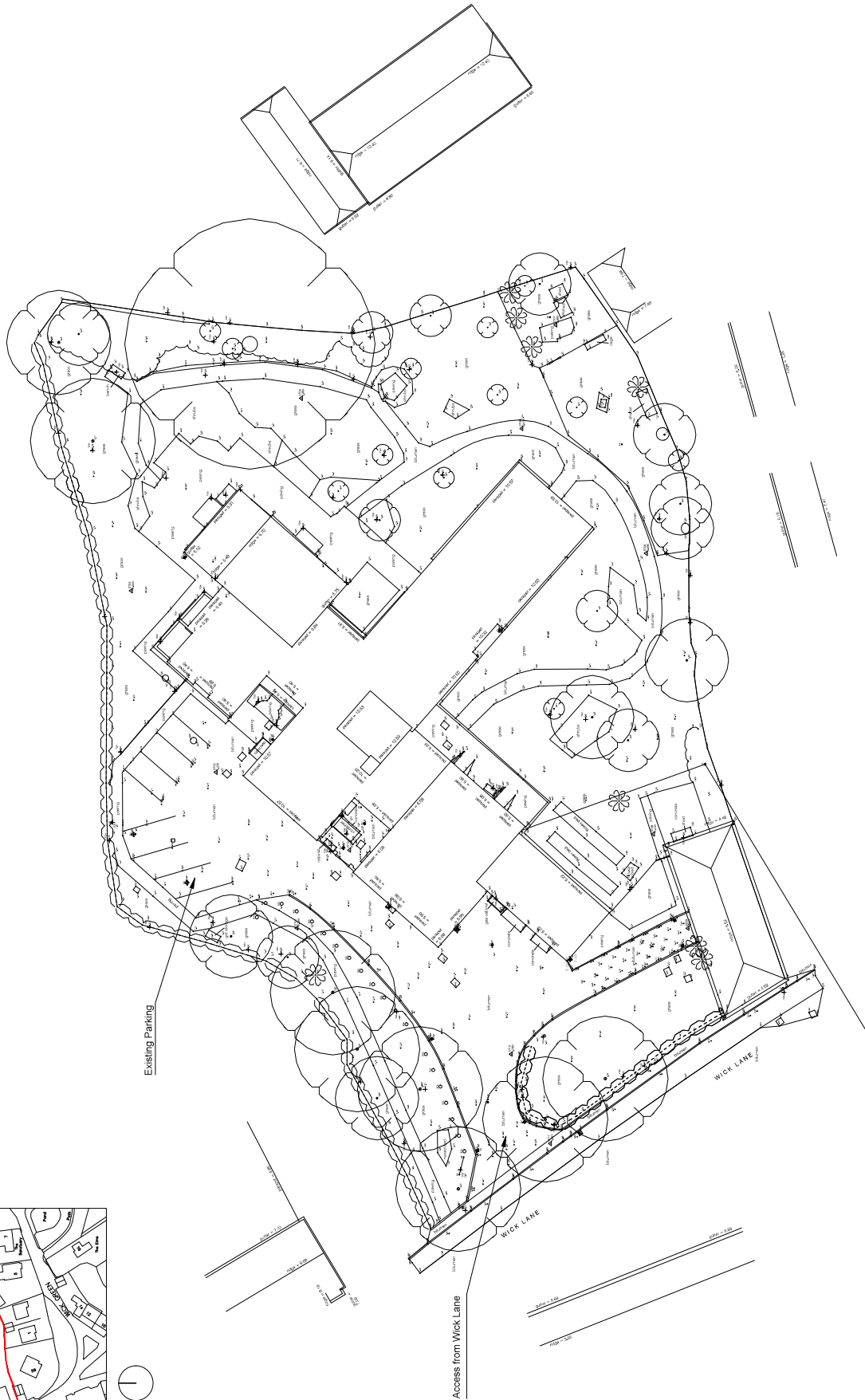
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Location Plan
1:1250

EXISTING



Existing Site/Block Plan
1:200

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DESIGNER'S ASSUMPTIONS:
HEALTH AND SAFETY
The Designer has assumed that the site is free from any hidden dangers or obstructions. The Designer has assumed that the site is free from any hidden dangers or obstructions.

Building Protections and Construction Excavations
The Designer has assumed that the site is free from any hidden dangers or obstructions. The Designer has assumed that the site is free from any hidden dangers or obstructions.

Method of Construction
The proposed works are designed on a well established method of construction, which may be varied due to a change in circumstances. The Designer has assumed that the site is free from any hidden dangers or obstructions.

THESE DIMENSIONS ARE FOR PLANNING PURPOSES ONLY.

Rev. Description Date

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Project: Broadwaters, Wick, Devon, BHS Ltd.
Client: Broadwaters Group
Drawing Title: Location and Existing Site Plan
Job No: 220515
Drawn: MM
Checked: MM
Scale: as indicated @ A1
Drawing No: PL01
Rev:

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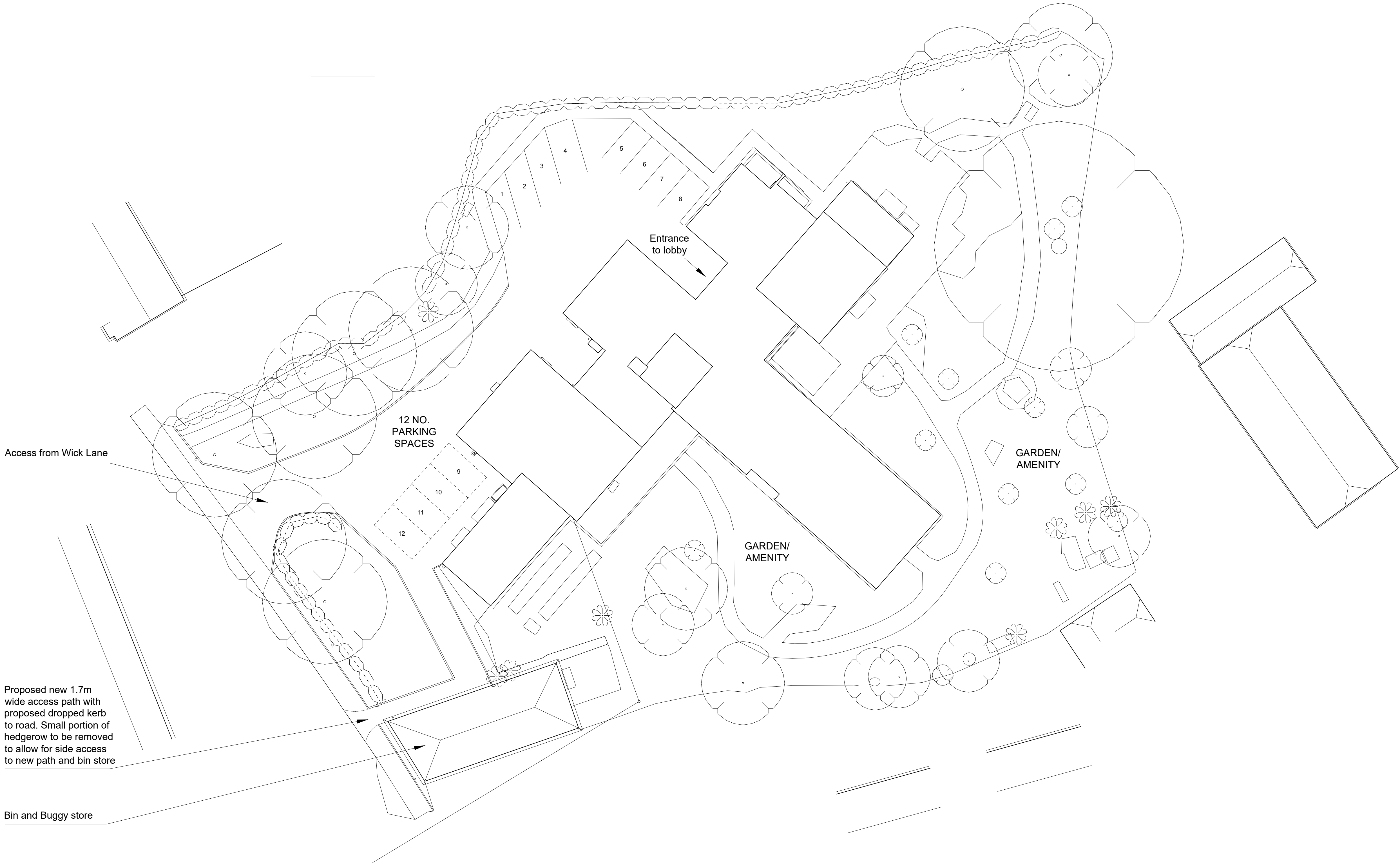
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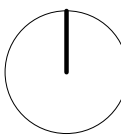
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PROPOSED

55



Proposed Site/Block Plan
1:200



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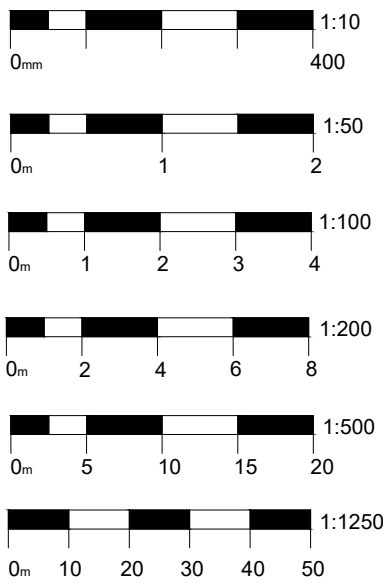
DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
Building Products and Construction Execution Hazards

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THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.

Rev	Date	Description
A	30.10.25	Amendments to case officer comments
B	27.01.26	Change to retirement living Additional parking added
C	04.02.26	Parking amendments



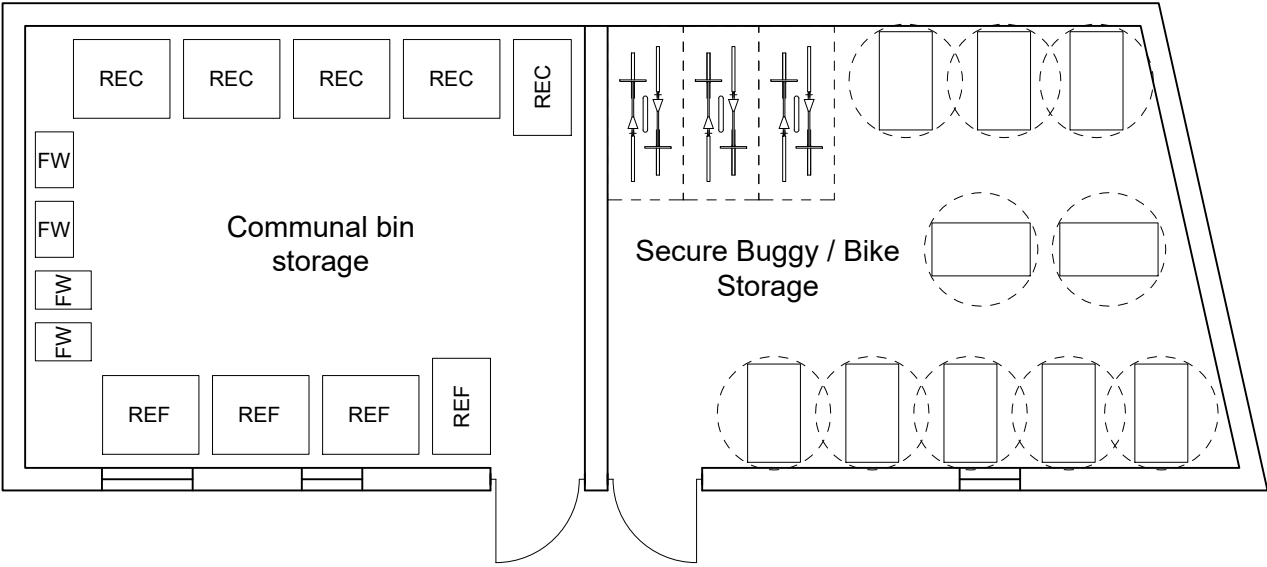
Project: Broadwaters, Wick, Christchurch BH6 4LA
Client: Bracken Group
Drawing Title: Proposed Site Plan
Job No: 250515
Drawn: MM
Date: 04.02.2026
Scale: as indicated @ A1
Drawing No: PL02
Rev: C

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PROPOSED



Proposed Outbuilding Floor Plan
1:100
(Refer to Site Plan for accurate location)



Proposed Ground Floor Plan
1:100

Unit	sq m	sq ft	Bedrooms	People
1	46.1	496	1	1
2	70.0	753	2	4
3	64.8	698	2	3
4	74.8	805	3	4
5	70.9	763	2	4
6	57.2	616	1	2
7	50.0	538	1	2
8	45.3	488	1	2
9	67.2	723	2	3
10	54.1	582	1	2
11	43.2	465	1	1
12	55.5	597	1	2
13	52.9	569	1	2
14	51.2	551	1	2
15	52.8	568	1	2
16	43.2	465	1	1
17	55.5	597	1	2
18	52.9	569	1	2
19	51.2	551	1	2
20	52.8	568	1	2
Total	1111.6	11965	26	45

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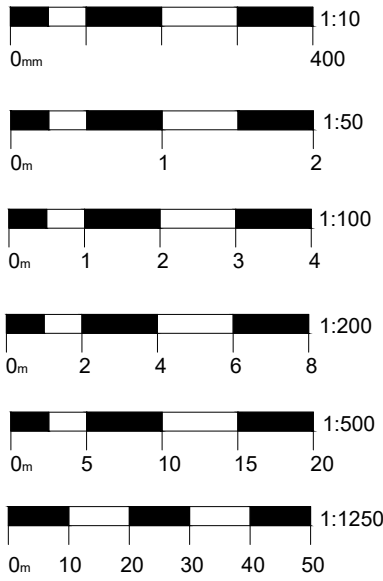
DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
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Rev	Plans changed to retirement living	27.01.26
A	living	
B	Amend location of lounge Show bikes/buggies	13.02.26

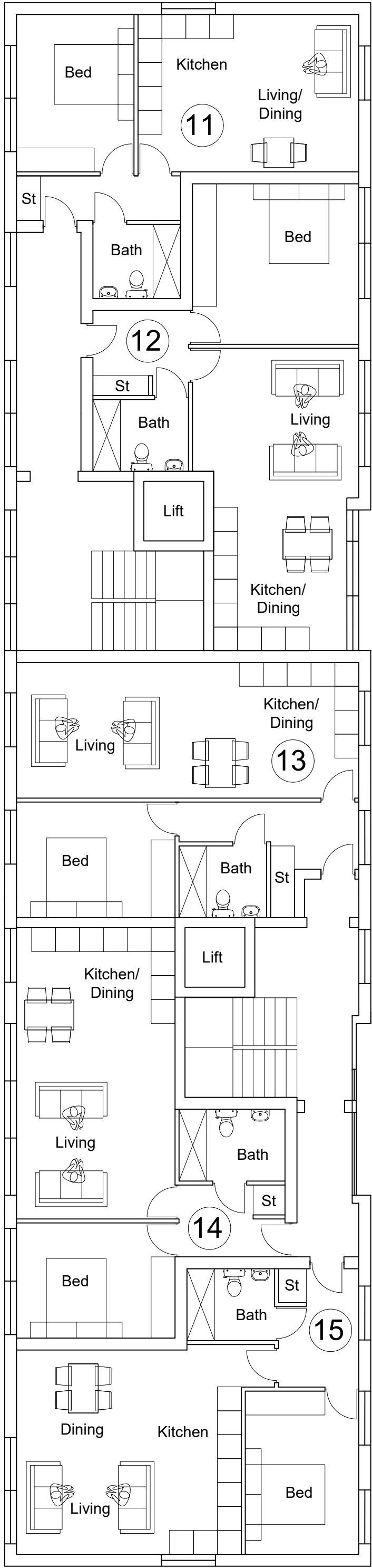


Project:	Broadwaters, Wick, Christchurch BH6 4LA
Client:	Bracken Group
Drawing Title:	Proposed Floor Plans
Job No:	250515
Drawn:	MM
Date:	13.02.2026
Scale:	as indicated @ A1
Drawing No:	PL05
Rev:	B

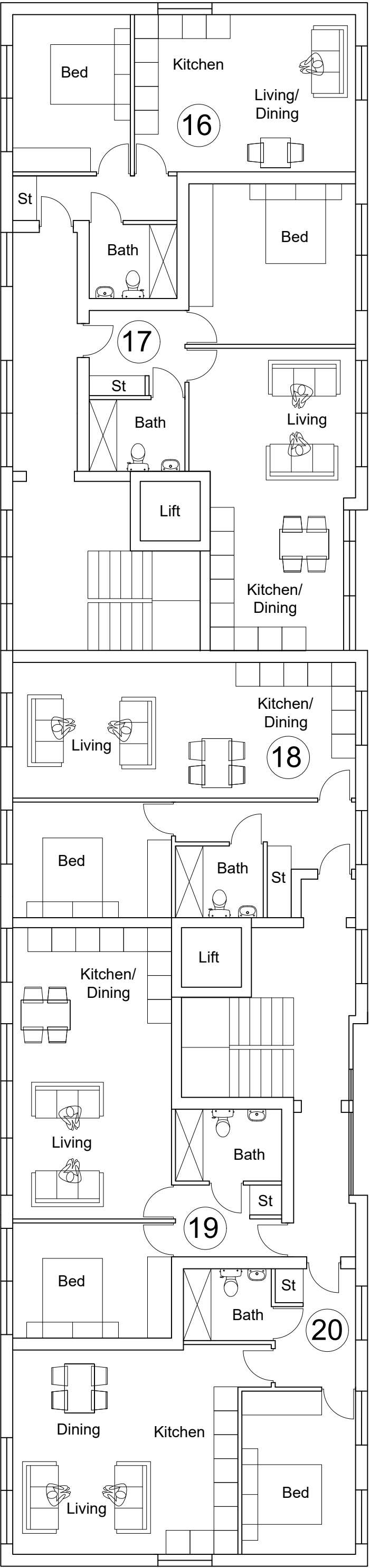
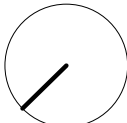
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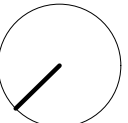
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Proposed First Floor Plan
1:100



Proposed Second Floor Plan
1:100



Unit	sq m	sq ft	Bedrooms	People
1	46.1	496	1	1
2	70.0	753	2	4
3	64.8	698	2	3
4	74.8	805	3	4
5	70.9	763	2	4
6	57.2	616	1	2
7	50.0	538	1	2
8	52.5	565	1	2
9	67.2	723	2	3
10	54.1	582	1	2
11	43.2	465	1	1
12	55.5	597	1	2
13	52.9	569	1	2
14	51.2	551	1	2
15	52.8	568	1	2
16	43.2	465	1	1
17	55.5	597	1	2
18	52.9	569	1	2
19	51.2	551	1	2
20	52.8	568	1	2
Total	1118.8	12043	26	45

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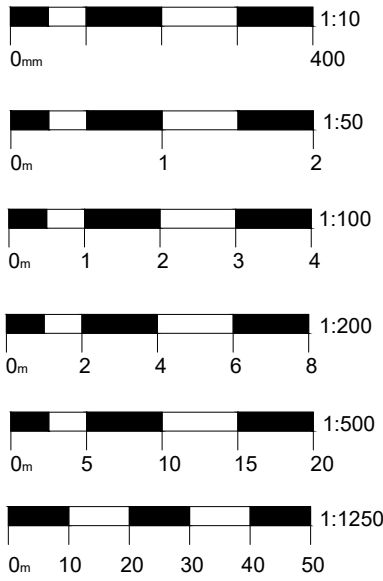
DESIGNERS RISK ASSESSMENT:
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Rev
A Plans changed to retirement living 27.01.26



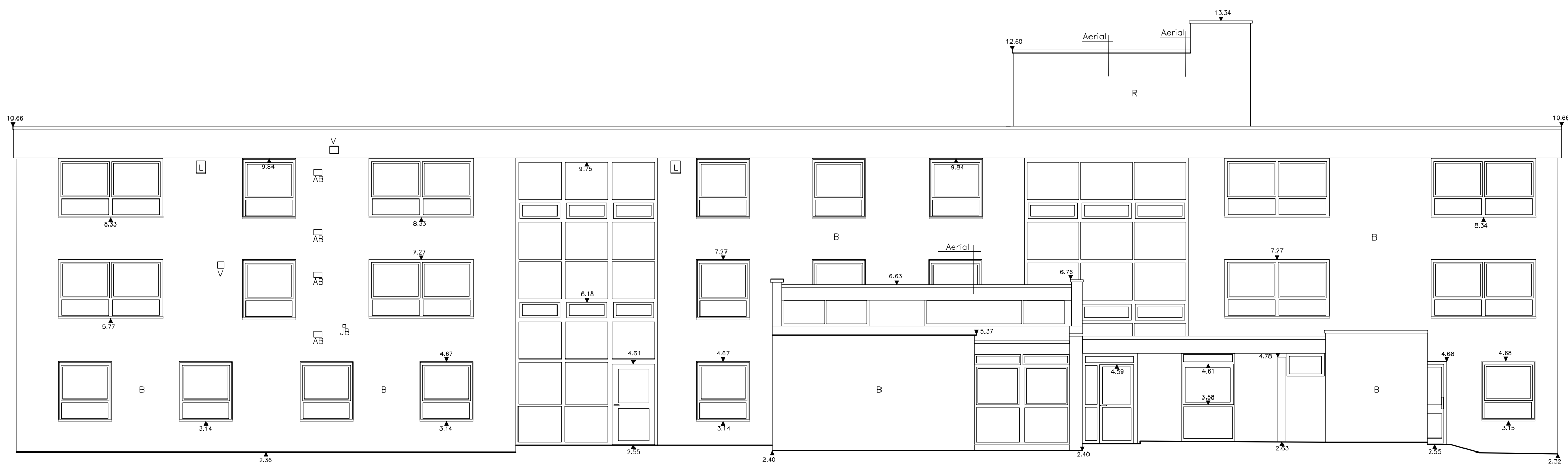
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Client: Bracken Group
Drawing Title: Proposed Floor Plans
Job No: 250515
Drawn: MM
Date: 27.01.2026
Scale: as indicated @ A1
Drawing No: PL06
Rev: A

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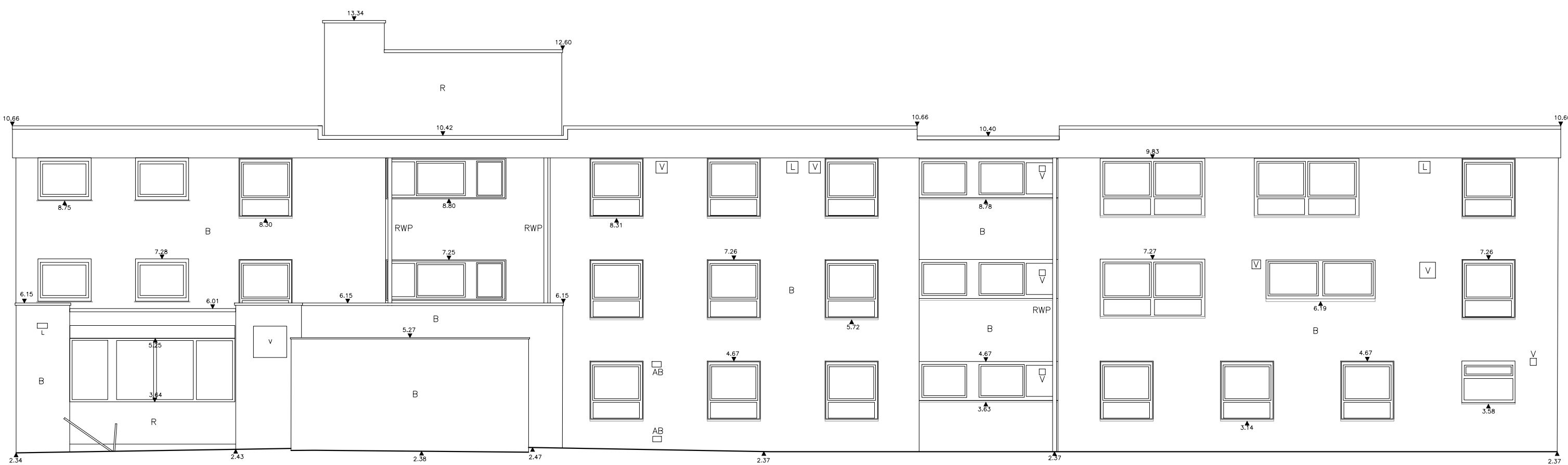
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EXISTING

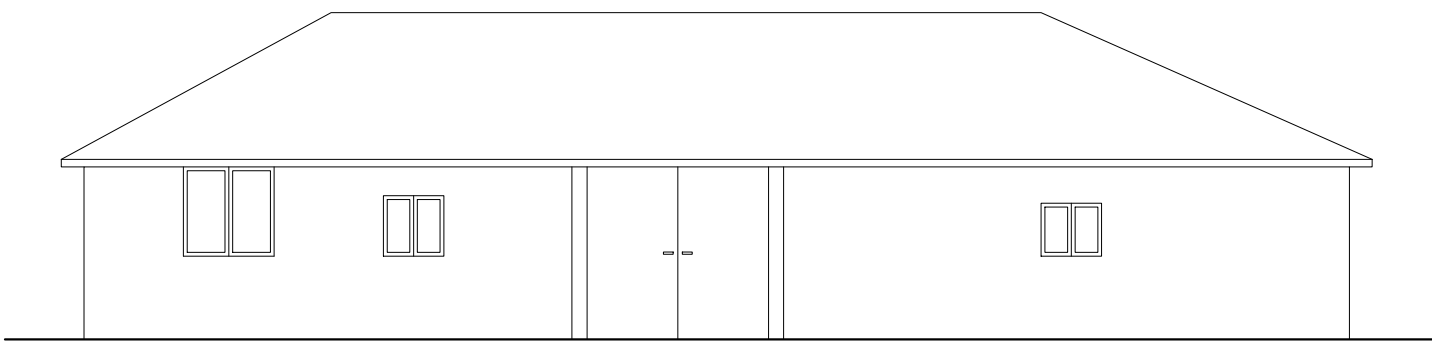


Existing North East Elevation
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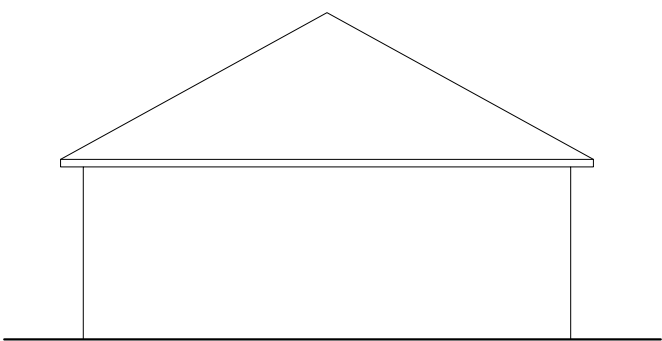


Existing South West Elevation
1:100

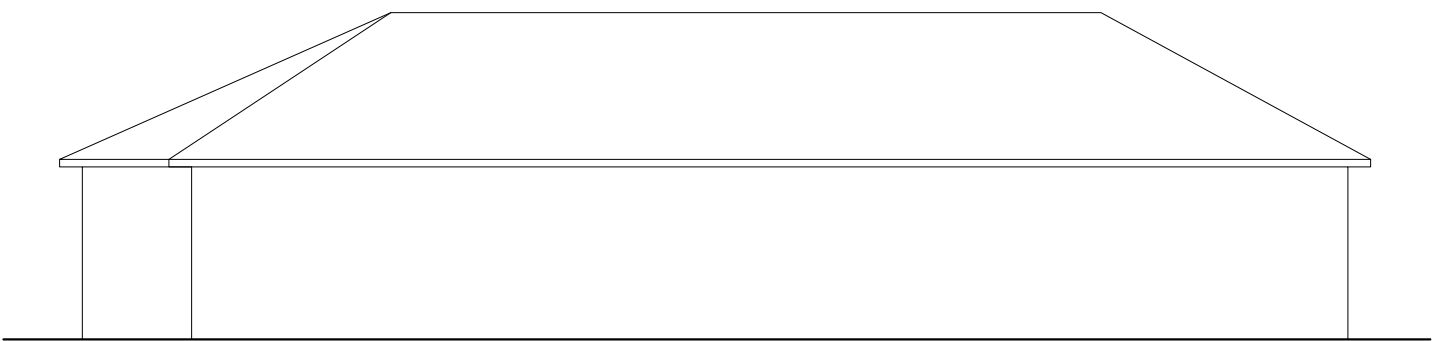
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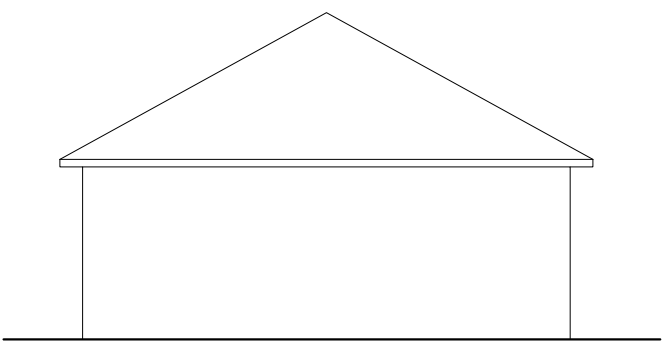
Existing North Elevation
1:100



Existing East Elevation
1:100



Existing South Elevation
1:100



Existing West Elevation
1:100

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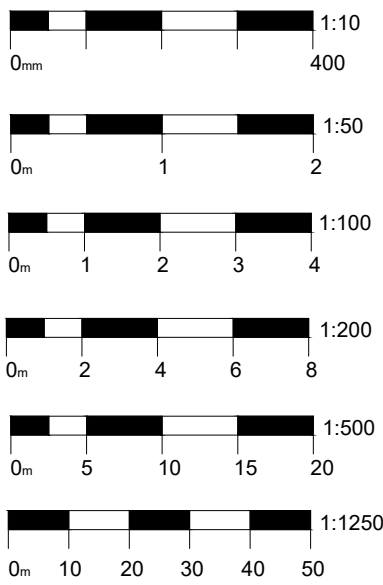
All dimensions to be checked on site and any discrepancies reported to the Architect immediately. All structural and specialist elements/components/details, including glazing, are to be approved by the Structural Engineer or Specialist Contractor.

DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015
Building Products and Construction Execution Hazards

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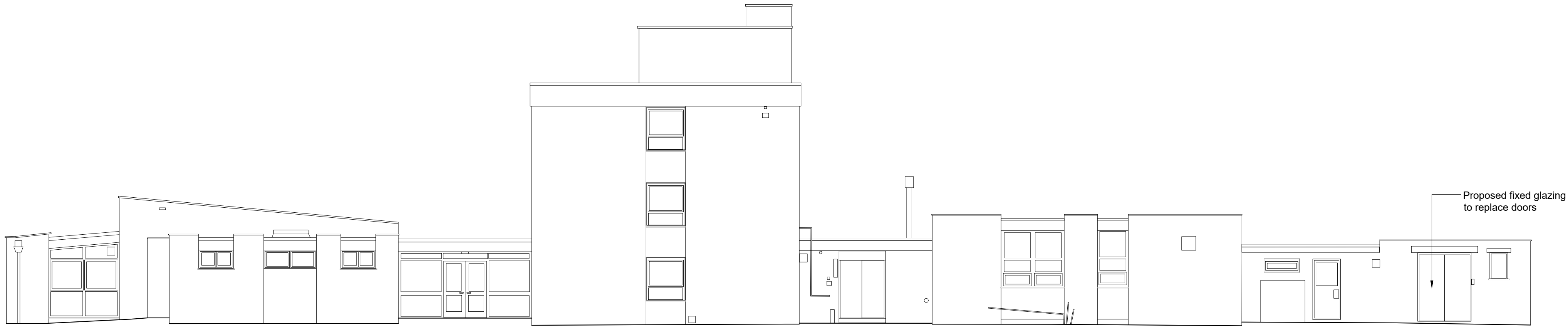
Project: Broadwaters, Wick, Christchurch BH6 4LA
Client: Bracken Group
Drawing Title: Existing Elevations 2 of 2
Job No: 250515
Drawn: MM
Date: 03.06.2025
Scale: as indicated @ A1
Drawing No: PL08
Rev: -

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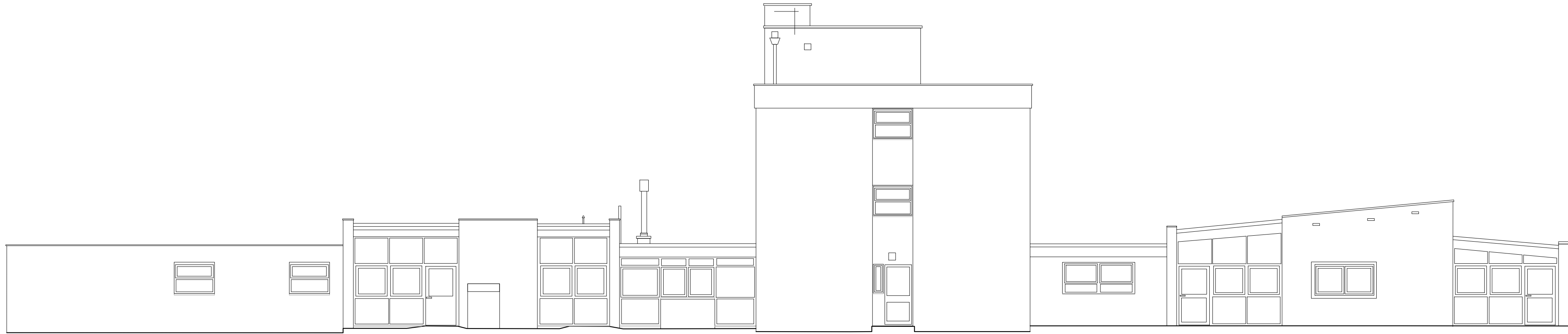
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PROPOSED



Proposed North West Elevation
1:100



Proposed South East Elevation
1:100

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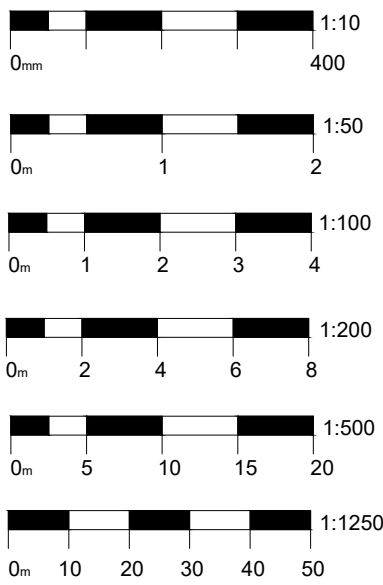
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DESIGNERS RISK ASSESSMENT:
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Project: Broadwaters, Wick, Christchurch BH16 4LA

Client: Bracken Group

Drawing Title: Proposed Elevations 1 of 2

Job No: 250515
Drawn: MM
Date: 03.06.2025
Scale: as indicated @ A1

Drawing No: PL09
Rev: -

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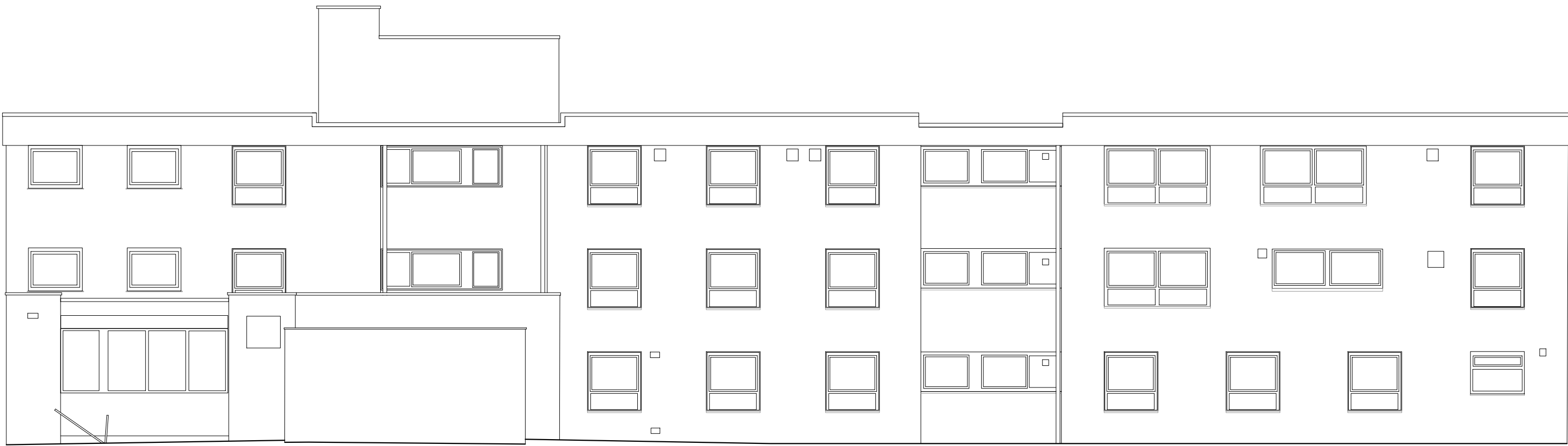
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0 1 2 0 2 8 8 4 0 2 4 www.dmw.a.co.uk

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PROPOSED

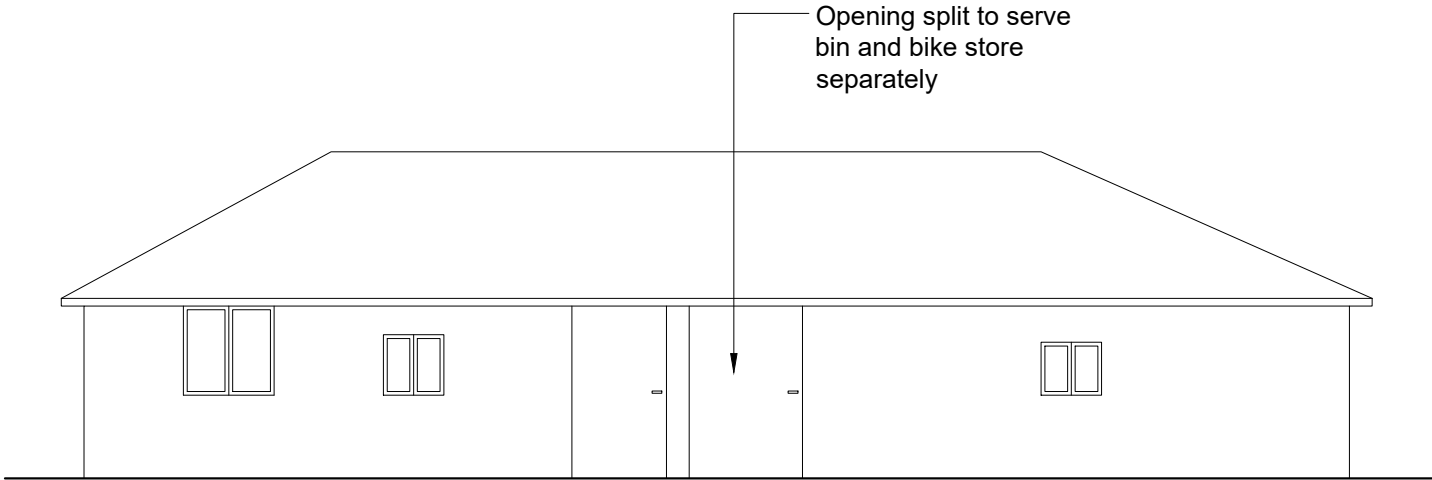


Proposed North East Elevation
1:100

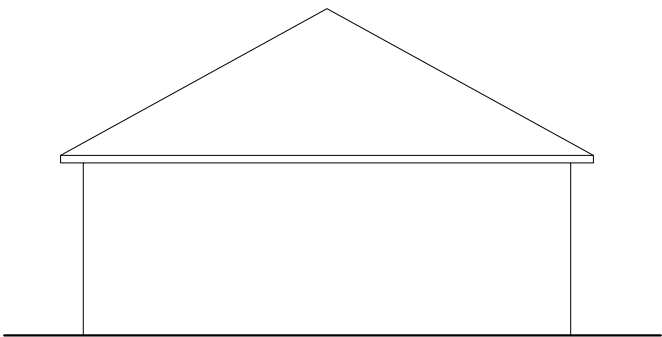


Proposed South West Elevation
1:100

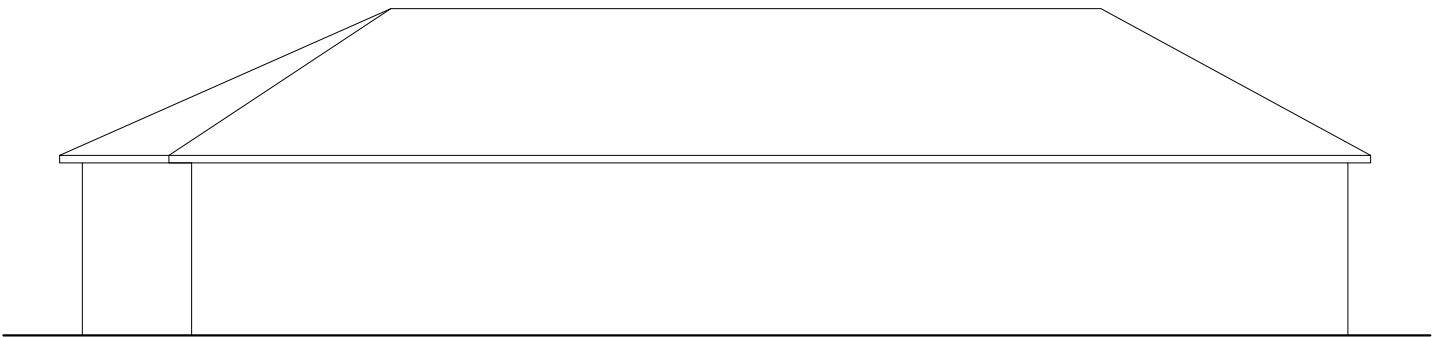
OUTBUILDING:



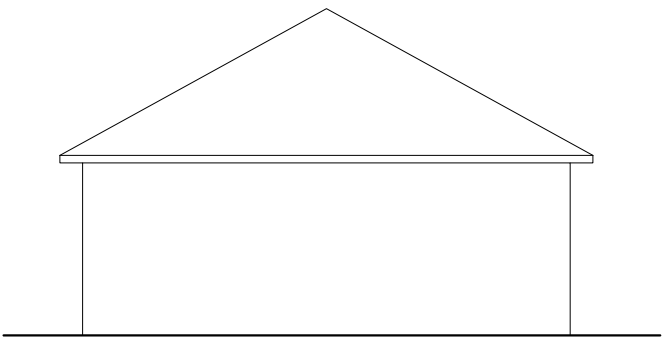
Proposed North Elevation
1:100



Proposed East Elevation
1:100



Proposed South Elevation
1:100



Proposed West Elevation
1:100

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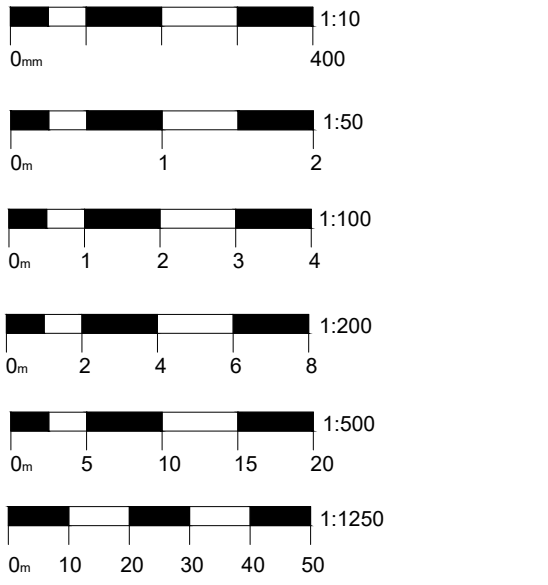
DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
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Rev	Date	Description
A	30.10.25	Amendments to case officer comments & drawing title



Project:	Broadwaters, Wick, Christchurch BH6 4LA
Client:	Bracken Group
Drawing Title:	Proposed Elevations 2 of 2
Job No:	250515
Drawn:	MM
Date:	03.06.2025
Scale:	as indicated @ A1
Drawing No:	PL10
Rev:	A

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Planning Committee

Application Address	Two Riversmeet Leisure Centre Stony Lane South Christchurch BH23 1HW
Proposal	Erection of new 2 storey extension, to provide 2 fitness studios. Regulation 3 application by BCP Council.
Application Number	P/26/01695/FUL
Applicant	BCP Council – C/O Mrs Adriana Correa
Agent	Simon Morgan Morgan Design Studio
Ward and Ward Member(s)	Christchurch Town
Report Status	Public
Meeting Date	20 th August 2026
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report
Reason for Referral to Planning Committee	Called in by Cllr Canavan with the following comments - This is a BCP owned facility. In the interests of transparency, I am seeking to ensure this comes before the Planning Committee.
Case Officer	Jenny James
Is the proposal EIA Development?	No

Description of Proposal

1. The proposal is for a dual pitched extension to the rear of the existing pool building. It would be approximately 18m in width and 12.4m in depth and the height would match the host building at the ridge and with the same roof profile. The materials proposed are timber vertical boards to the top part of the building and brick to the lower part with a metal clad roof and aluminium powder coated windows.

Description of Site and Surroundings

2. The Two Riversmeet Leisure facility site is bordered to the north by Stony Lane South. To the northeast, is the former gas works site and commercial units, to the northwest are the vacant Christchurch Civic Offices and to the south is the Riversmeet Green Space.
3. The site is adjacent to the Christchurch Town Centre Conservation Area and there are no listed buildings within the setting of the proposed extension. The land to the east is occupied by the local bowls club, and a public car park. The wider facility site lies within current flood zones 2 and 3 and future flood zone 3a (2133) as identified in the Strategic Flood Risk Assessment, the application site is within Flood Zone 1. The site is within the Christchurch Town Centre Boundary.

Relevant Planning History:

4. 18/94/0317/F - Extension to leisure Centre to form weights room and fitness rooms – Granted 26/09/1994
5. 8/02/0300 - Replacement of existing roof mounted air handling plant with new unit of same manufacture and provision of new flue an raising ot existing flues by approx. 1m - Granted 05/07/2002
6. 8/11/0121 – Single storey extension to existing gymnasium facility - 27/05/2011

Constraints

- Wider site in Flood Zone 2 and 3 – Application site (red line) in Flood Zone 1
- Christchurch Town Centre
- Dorset Heathlands 5km Zone
- New Forest SAMMs 13km Zone
- Draft Christchurch Neighbourhood Plan Area

Other relevant duties

7. 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.
8. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
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

- BCP Environmental Health – No objection subject to conditions for contaminated land.
- BCP Highways – No objection subject to cycle parking facility being extended by 8 spaces.
- BCP Ecology – No Objection subject to compliance conditions

- BCP Biodiversity – No Objection subject to conditions
- BCP Trees – No objection subject to compliance conditions
- Lead Local Flood Authority – No objection subject to compliance condition
- Dorset Wildlife Trust – No response
- Environment Agency - No comment – due to location in Flood Zone 1
- Christchurch Town Council – No objection - *Members noted that the proposal is located at the rear / south west corner of the existing building and considered that it would not give rise to any significant design or visual concerns. Members also recognised the benefits of the facility and, in general, acknowledged the strong public benefit of enhanced leisure provision as a positive contribution to health, fitness and wellbeing. No concerns were raised in relation to highways impact, amenity, design or scale, and Members agreed that the proposal would be a beneficial addition.*

Representations

12. Site notices were erected around the site on 16/04/2026 and again on 09/07/2026 due to amendments with an expiry date of 23/07/2026. One response was received noting the site boundary had an error, in the northwest corner where a small area of land not in the ownership of BCP was included. This was rectified and no further comments received.

Key Issue(s)

13. The key issue(s) involved with this proposal are:
- Principle of development
 - Design and Appearance
 - Flood Risk
 - Contamination
 - Trees
 - Ecology
 - Biodiversity Net Gain
 - Highways
 - Contaminated Land
14. These issues will be considered along with other matters relevant to this proposal below.

Policy context

15. 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...

Christchurch and East Dorset Core Strategy 2014

KS1: Presumption in favour of sustainable development

KS2: Settlement Hierarchy

KS5: Provision of employment land

KS9: Transport Strategy and Prime Transport Corridors

KS11: Transport and Development

KS12: Parking Provision

CH1: Christchurch Town Centre Vision

CH2: Christchurch Town Centre boundary

PC1: Employment land hierarchy

HE2: Design of New Development

HE3: Landscape Quality

ME1: Safeguarding Biodiversity and Geodiversity

ME2: Protection of the Dorset Heathlands

ME3: Sustainable development standards

ME4: Renewable Energy

Saved policies of the Christchurch Local Plan 2001

ENV1 Waste facilities in new development

ENV2 Protection of development from nearby polluting operations

Draft Christchurch Neighbourhood Plan May 2026 (Reg 16 stage – limited weight afforded)

Policy 1. Principles for Good Design

Policy 7. Opportunities for walking and cycling

Policy 9. Managing Parking Requirements

Policy 10. The Town Centre Strategy

Supplementary Planning Documents and Guidance

BCP Parking Standards SPD 2021

Christchurch Character Assessment

16. National Planning Policy Framework (“NPPF” / “Framework”)

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“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.”

Planning Assessment

Principle of development

17. The site is within the Town Centre and as such the site is captured by Policy CH2 (Christchurch Town Centre boundary) which states there will be the focus for uses including employment and offices subject to compliance with other national and local policies. Town centre uses including employment, retail, leisure and entertainment, offices, arts and culture and tourism may be appropriate subject to compliance with other policies.
18. Policy CH1 Christchurch Town Centre Vision Christchurch will continue to act as the key town centre in the Borough and will be the main focus for retail development. Future growth and development will be based around promoting the town centre as a place to shop, participate in leisure activities, enjoy culture, access key services, and enjoy good food and drink.
19. As this application seeks to extend an existing leisure use which is considered an appropriate town centre use, and subject to compliance with other policies the proposal is considered in principle to be acceptable and in accordance with policies CH1 and CH2.

Design and Appearance

20. Policy HE2 compliments the design requirements in section 7 of the NPPF by requiring development be compatible with or improve its surroundings in relation to 11 criteria including layout, site coverage, visual impact and relationship to nearby properties. Para 130 of the NPPF states;
21. 'Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) 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, work and visit;...
22. The proposed extension has a rectangular footprint that sits between two elements of the existing leisure centre. The extension employs a fairly utilitarian aesthetic which is typical of this type of building, the roof materials are described as Kingspan insulated profiled roofing panels to match the existing. It will be continuous from the existing roof. The elevations will be made up of a brickwork plinth and vertical timber cladding. The windows will be Anthracite Grey double glazed aluminium windows, with timber surround to reveals. These materials are considered appropriate and assist in linking the extension in visually.
23. Two new means of escape doors are required from both floors, and new metal frame stairs are shown from the first floor down to the adjacent ground level. These are lightweight in appearance and will not add unnecessary bulk and mass to the proposal.
24. The ground levels vary, and there is a footpath that runs from the western carpark, past the proposed site and connects with the eastern car park and main Leisure Centre Entrance. The area immediately around the extension will be landscaped (discussed later in this report), and the footpath to the main entrance will be retained as it is.

The proposals are considered acceptable in terms of bulk, mass and finish and to accord with policy HE2 of the Christchurch and East Dorset Core Strategy 2014 and the NPPF.

Flood Risk and Drainage

25. The application site falls entirely within Flood Zone 1, but parts of the wider site fall within the current flood zones 2 and 3 and future flood zone 3a, and this would include the means of access and egress to the site via the car park. It is acknowledged that the actual area where the proposed extension is located there are no recorded flood risk indications.
26. In terms of the flood risk assessment the use would be categorised as "less vulnerable" in the Flood Risk Vulnerability Classification as it is a commercial use and does not involve residential occupation. However, as parts of the wider site are affected a Flood Risk Assessment and Drainage Strategy has been submitted.
27. The NPPF states in para 170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
28. Paragraph 172 further explains, all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
 - a. a) applying the sequential test and then, if necessary, the exception test as set out below;
 - b. b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
 - c. c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as

possible of natural flood management techniques as part of an integrated approach to flood risk management); and

- d. d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.
29. Paragraph 175 states, the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).
 30. Importantly however, paragraph 176 sets out that, Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.
 31. Footnote 62 states - This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park. The proposed extension footprint is approximately 220sqm and therefore the footnote 62 threshold is not triggered and so a sequential or exemptions test is not required in this instance.
 32. The site is non-residential and provides leisure facilities and car parking, therefore there will not be any permanent occupancy of the buildings or external areas. In the event of a flood visitors will either be warned to not travel to the leisure centre or will be evacuated off-site if possible before flood levels are too high. If this is not possible due to flood levels blocking the access and egress route, then visitors can remain in the building on the first floor at 5.05m in areas above the level of flooding until flood waters subside and safe egress is available.
 33. If the building is required to be evacuated and people cannot remain on the first-floor then people can exit via the first-floor staircase which leads to a pedestrian route which directs people to the carpark to the southeast which is on higher ground above flood levels where people can remain. Existing ground levels of the path are to be maintained, which are above the predicted flood levels for the River Avon.
 34. The LLFA have provided comment on the, updated FRA and Drainage Strategy dated July 2026 and email received on 30/07/2026 confirming no objection to the proposal given its size and the vulnerability of the development, subject to a compliance condition for full adherence to the updated Drainage Strategy, network calculations and run off rates and attenuation tank details.
 35. Subject to compliance conditions the updated FRA and Drainage Strategy and Flood Emergency Plan sufficiently explain how the proposed development and the site mitigate the risk of flooding in terms of a 'less vulnerable' development as far as reasonably practicable and therefore the site is suitable for this development and prevents risk to people now and in the future and accords with the requirements of the NPPF and policy ME6 of the Core Strategy (2014).

Contaminated Land

36. Saved Policy ENV2 safeguards against harmful impacts of development on sites where land pollution or land contamination is an issue. The application site falls within an area previously used as a tipping site, therefore it is necessary to ensure that there are no contamination risks to people or the environment as a result of the proposed works.
37. The applicant submitted a Contaminated Land Desk Study Report (Phase 1) dated January 2026 and a Geotechnical and Contaminated Land Investigation Report (Phase 2) dated April 2026 both by ACS Ltd.
38. These documents were independently assessed by Campbell Reith Ltd, which concluded that the Phase 1 Desk Based Assessment dated January 2026 was acceptable and set out correct parameters for further contamination investigation, this would meet the requirements for part 1 of the standard contamination condition.

39. Given the above, it is recommended that the standard BCP contaminated land conditions are suitable for this application, with the additional note that the (Phase 1) Contaminated Land Desk Study Report, Ref: 25-60557, dated January 2026 is approved but must be adhered to and the remaining parts of the condition will require submission. Subject to the recommended conditions in terms of contamination the application is in accordance with saved policy ENV2 and Core Strategy policy ME3.

Highways and Parking

40. In accordance with the BCP Parking Standards SPD 2021 (Parking SPD) the application site is located within parking zone B. Submitted plans indicate that the proposed fitness studios will result in a net increase of circa 250m² of additional floorspace for the existing sports facility which, in this location, generates a standalone parking demand for 2 cars and 7 cycles.
41. The Leisure Centre (East) Car Park, shown within the applicant's red edge, comprises of circa 170 spaces including 10 disabled bays. A car park of this size is likely to exceed parking demand generated by the existing facility and is considered to provide ample capacity to accommodate the minimal increase in demand arising from this proposal. Additional public parking capacity is also available to the north of the site, along Stony Lane South.
42. The Site Plan shown within Drawing No. MDS1715/207 REV C indicates an additional 8 cycle spaces will be provided across 3 covered hoops and one external stand, in proximity to existing cycle parking facilities. The LHA consider the extension of the existing cycle shelter, and row of Sheffield stands, is an appropriate design to increase cycle parking within the site.
43. The applicant has confirmed in the future the existing cycle stand may be replaced and so the condition wording will include an option for the details of a new replacement cycle shelter design or location to be submitted for approval prior to works on the cycle parking beginning.
44. Pursuant to paragraph 116 of the National Planning Policy Framework (NPPF), this proposal is not considered to result in an unacceptable impact on highway safety, nor a severe impact on the operation of the road network and is considered acceptable.

Trees and Landscape

45. Policy HE3 states development will need to protect and seek to enhance the landscape character of the area. The proposals include the loss of all of the coniferous trees and shrubs that runs along the existing southern elevation and a mature Field Maple in the southwest corner of the application site. The reason for the loss of these trees is due to the location of the extension and the changes in ground levels to accommodate the development.
46. The Council's Tree officer has assessed the revised Tree Survey and Arboricultural Impact Appraisal and Arboricultural Method Statement and Tree Protection Plan by G Tree Ltd. The information confirms the reason for the loss of the Field Maple, it will be lost due to proposed change in levels to facilitate construction and proximity to proposed structures. Therefore, no objection was raised to its loss subject to the planting of a suitable replacement tree in mitigation for its loss.
47. The group of coniferous trees and shrubs located adjacent the existing building will be lost with this development as they are directly where the proposal is sited. The planting does represent a good level of visual amenity to this part of the Leisure Centre site and therefore the loss will need to be mitigated with appropriate replacement planting.
48. The submitted Landscape Plan and Tree Canopy Cover Plan GH25116d confirms the locations for the planting of 6 new trees on the site and 2 large trees next to the site but within the blue line boundary, which is considered to be feasible given the site's constraints. The species recommended in the report are Pendunculate oak, (*Quercus robur*), Common sycamore, (*Acer pseudoplatanus*) for new large canopy trees and Fastigate hawthorn, (*Crataegus monogyna* 'Stricta') and Field maple Liasco, (*Acer campestre* 'Liasco') for small canopy trees. These proposals for replacement tree planting are supported. The applicant has submitted an appropriate soft landscape scheme that includes a 37sqm area to the west of the extension that will contain various lower planting, the species to include, 20 x *Achillea millefolium*, 20 x *Anemone nemorosa*, 20 x *Briza media*, 5 x *Juniperus communis*, 5 x *Juniperus communis*, 5 x *Pinus mugo*, 5 x *Hebe rakaiensis*, 5 x *Skimmia*

japonica. This will present a good quality of planting. An appropriate Landscape Management Plan will be required by way of condition to ensure the maintenance of the proposed landscape plan.

49. There are 8 trees outside the application site but still in close proximity that will need to be protected during the development process. They are located on the far side of the retained pedestrian path and are appropriately detailed on the Tree Protection Plan GH25116b. Site hoarding or fencing is to be erected along the edge of the footpath during construction to prevent damage to the trees or their root protection zones.
50. Further conditions will be necessary to ensure compliance with the revised Arboricultural Method Statement and Tree Protection Plan, the Landscape Plan. Further to this a Landscape Management Plan will be required, but to prevent duplication of conditions this will be included in the LEMP condition discussed in the BNG section of this report.
51. Subject to the above-mentioned conditions, the proposals are considered to be acceptable in relation to trees and landscaping, in accordance with policy HE3 of the Core Strategy (2014).

Ecology

52. The National Planning Policy Framework (2024) at paragraph 187 states planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity. Policy ME1 aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks. Where development is considered likely to impact upon particular sites, habitats or species, it will need to be demonstrated that the development will not result in adverse impacts.
53. A 'Preliminary Ecological Impact Appraisal Two Riversmeet Leisure Centre' by KP Ecology Ltd (PEA) was submitted to assess the existing ecology on site and set out any required mitigation. The PEA sets out there are no protected species present on site however there are nesting birds within the trees, and therefore mitigation will be required.
54. The Councils ecology officer assessed the PEA and agreed with the biodiversity enhancement and mitigation recommendations as given in section 6 and 7.
55. These include the installation of 3 bat boxes on the south elevation; the removal of the existing house sparrow box on the south elevation by a qualified ecologist and after confirming there are no nesting birds present, relocated to the west elevation in an appropriate location; two additional house sparrow boxes will be erected on the western elevation; and 4 bird boxes will be erected in the English Oak and Scots Pine on site. These mitigation measures are considered appropriate and will be controlled via a compliance condition that ensures they must be implemented in full and maintained in the future. Furthermore, the clearance of any vegetation must be carried out outside bird breeding season of 1st March to 31st August inclusive, and this will be controlled via a compliance condition.
56. Given the above, the application is considered to comply with the NPPF and policy ME1 of the Core Strategy (2014).

Biodiversity

Biodiversity net gain required

57. 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 ME1 – safeguarding biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
58. 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.

59. A Biodiversity Metric and BNG/HMMP Statement by The Landscape Service has been submitted with the application.
60. The development would result in the loss of all existing area habitat units (0.43) including the 6 trees which are 7.5cm or larger and recorded in the metric. The proposed development would provide 0.11 units comprising 6 x small trees with a target condition of moderate, an area of modified grassland and an area of introduced shrub.
61. The proposed trees are only worth a fraction of the biodiversity value of the existing established trees. The development results in a loss of -0.32 units (-74.15%). However, this is considered unavoidable due to the nature of the development and the necessity of the loss of the trees has been accepted by the Councils Tree and BNG officers.
62. The applicant has indicated that the deficit will be made up through the purchase of offsite units or credits.
63. It is considered that in this case the design and layout of the proposal has retained as many habitats, as is possible and as such, though the 10% BNG cannot be achieved on site, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits. Conditions and informatives will be applied to secure the Non-significant Landscape and Environmental Management Plan and the discharge of the statutory condition for a Biodiversity Gain Plan prior to commencement of development.
64. Therefore, the proposal can be made acceptable and in accordance with the relevant legislation and Policy ME1 in the Local Plan by way of a mixture of retention and enhancement and purchasing units or credits.

Planning Balance / Conclusion

65. As set out above it is considered that the proposal is acceptable on the basis that;
66. The application to extend a leisure use in this town centre location is appropriate and in accordance with policies CH1 and CH2.
67. The design is considered to fit comfortably within the location and setting against the existing building in terms of height, and massing and the proposed materials and fenestration will match the existing and accord with policy HE2.
68. The application site is located within Flood Zone 1 but the access and egress to the leisure facility is in Flood Zone 2 and 3, and therefore as a 'less vulnerable' development appropriate information has been secured to ensure the development as far as reasonably practicable, is suitable for this development and prevents risk to people and the drainage systems now and in the future, in accordance with NPPF and policy ME6 of the Core Strategy (2014).
69. The proposed tree planting and landscape plan is considered acceptable in terms of mitigating the loss of the existing trees and landscaping on the site. Subject to compliance with conditions for tree protection, landscape management and maintenance the proposals comply with policy HE3 of the Core Strategy (2014).
70. Subject to conditions for further site investigation in accordance with the standard land contamination condition, the application is considered acceptable in terms of contamination and in accordance with saved policy ENV2 and Core Strategy policy ME3..
71. In terms of ecology on the site, subject to conditions to implement and maintain the enhancement and mitigation measures as described above and a condition to restrict the removal of the trees to outside bird breeding season, the application is acceptable and in accordance with the NPPF and policy ME1 of the Core Strategy (2014).

72. Subject to conditions and the statutory informative the application complies with BNG legislation and policy ME1 of the Core Strategy (2014).

Recommendation

73. Grant subject to conditions.

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 and documents:

MDS1715/200 E Location Plan

MDS1715/201 C Site Survey Plan

MDS1715/202 C Existing Ground & First Floor Plan

MDS1715/203 C Existing Elevations

MDS1715/204 C Proposed Ground Floor Plan

MDS1715/205 C Proposed First Floor Plan

MDS1715/206 C Proposed Ground & First Floor Plan

MDS1715/207 C Proposed Site Plan

MDS1715/208 D Proposed Roof Plan

MDS1715/209 C Proposed Sections

MDS1715/210 D Proposed Elevations

820 - 1 - R1 R2 Landscape Plan

22275-GAP-XX-XX-DR-C-9301-P02

22275-GAP-XX-XX-DR-C-9000-P07

GH25116.1a.b.c.d Tree Protection Plan & AMS 2RM BH23 1HW

Arboricultural Impact Assessment and Method Statement Rev 1 GH25116.1 by G Tree LTD dated 01/07/2026

Flood Emergency Plan

Flood Risk Assessment and Drainage Strategy updated July 2026 by GAP LTD

Contaminated Land Desk Study Report by ACS dated January 2026

Preliminary Ecological Appraisal by KP Ecology Version 4 updated 2nd July 2026

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

3. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form and in approved plan reference MDS1715/210 D Proposed Elevations

Reason: To safeguard the visual amenities of the locality.

4. No part of the development hereby permitted shall be used unless the approved Emergency Flood Plan has been shared with the management staff and responsible employees of the Leisure Centre, to ensure safety and evacuation strategies are known ahead of time in case of future flood events.

Reason: In order to prevent risk to people from flooding.

5. The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme as listed in condition 2 above and shall at all times be retained and managed and maintained in accordance with it.

Reason: To ensure provide satisfactory drainage for the development.

6. Unless otherwise agreed by the Local Planning Authority, development shall not commence until conditions 1 - 3 have been complied with. The risk assessments should 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.

Previously a Phase 1 Contaminated Land Desk Study Report, Ref: 25-60557, dated January 2026 prepared by Analytical Construction Services (ACS) Ltd has been reviewed and approved so must be adhered to in line with the following:

1. 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. A Phase II report will be submitted and approved in writing by the Planning Authority prior to development works commencing. 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.

If the Phase II report identifies any unacceptable risks, a remediation strategy will be required

2. Remediation Scheme

- a. Remediation will be required if the Phase II establishes the presence of a significant pollutant linkage. If required, a remediation strategy / plan will be submitted to and approved in writing by the Planning Authority prior to development works commencing. 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 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 Planning Authority. The 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 Planning Authority.

3. 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 by the 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 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.

- 7. Prior to the new floorspace being brought into operation, the existing cycle parking facilities will be increased in capacity by 6 covered spaces and 2 open spaces in accordance with the approved plans. Any changes to the design or location of the cycle shelter will need to be submitted to the Council for approval in writing prior to the works for the cycle shelter begin. The cycle parking shall thereafter be retained, maintained and kept available for its intended purpose, at all times.

Reason: To ensure the proper construction of cycle parking facilities and to encourage the use of sustainable transport modes.

- 8. 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 and Method Statement and Tree Protection Plan from GTREE LTD, dated 01/07/2026, Ref: GH25116 Rev1.

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

- 9. The approved Landscape Plan and the Tree Canopy Cover Plan GH25116d, including the planting of 6 trees within the boundary and 2 trees next to the site within the leisure centre boundary shall be carried out in the first planting season following substantial completion of the development or the first occupation/use 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.

10. Biodiversity recommendations as given in section 6 and 7 of 'Preliminary Ecological Impact Appraisal Two Riversmeet Leisure Centre' by KP Ecology Ltd must be implemented in full and maintained.

Reason: compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and ME1 Safeguarding Biodiversity and Geodiversity - Christchurch and East Dorset Local Plan.

11. Vegetation clearance on this site must be carried outside the bird breeding season of 1st March to 31st August inclusive, unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended).

12. No part of the development hereby permitted shall be commenced, 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 the recommendations contained in PEA by KP Ecology and in particular include:

1. A timetable for the provision of all identified habitat, ecological matters and landscaping; and
2. 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.

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 pre-application advice and was provided with the opportunity to address issues identified by the case officer and permission was granted.

2 BNG

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 Bats

If bats are found during works that all work to cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist employed to address situation and Natural England contacted. This is required by law, as all bats are protected

under The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats & Species Regulations 2017 (as amended).

4 No Storage of Materials on Footway/Highway

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

5 Streetworks

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 construction. 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 delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

Background Documents:

P/26/01695/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

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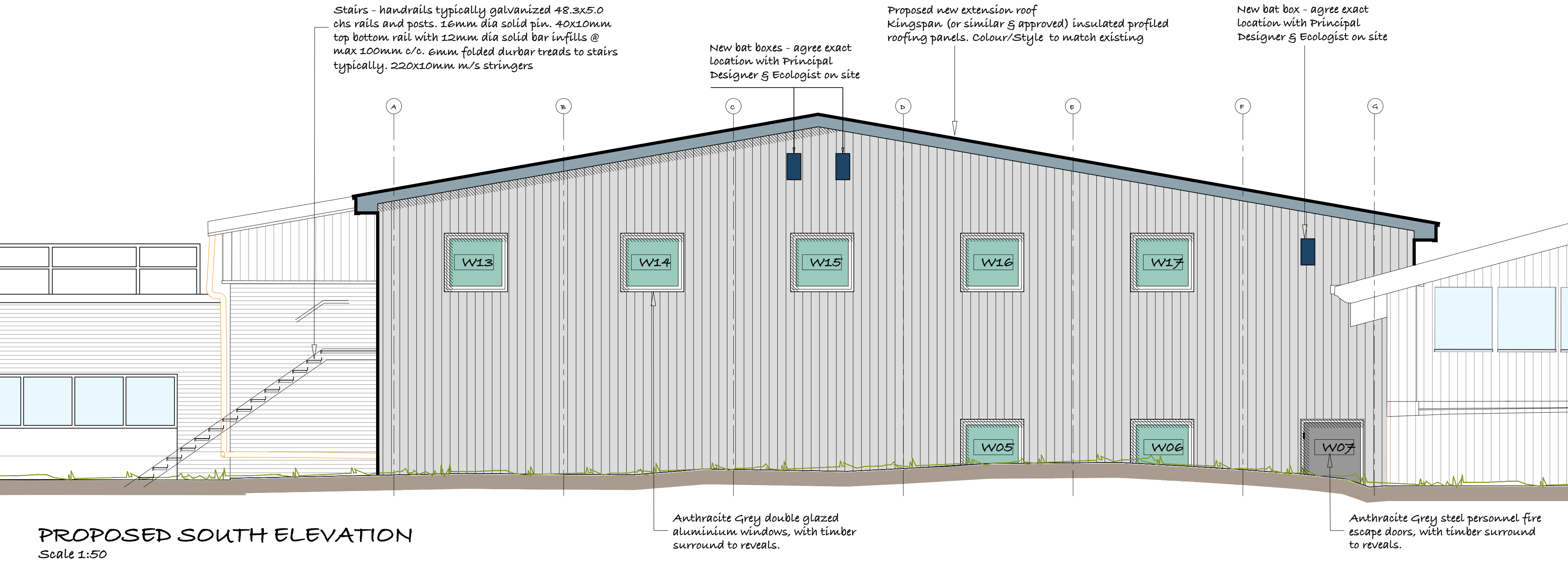
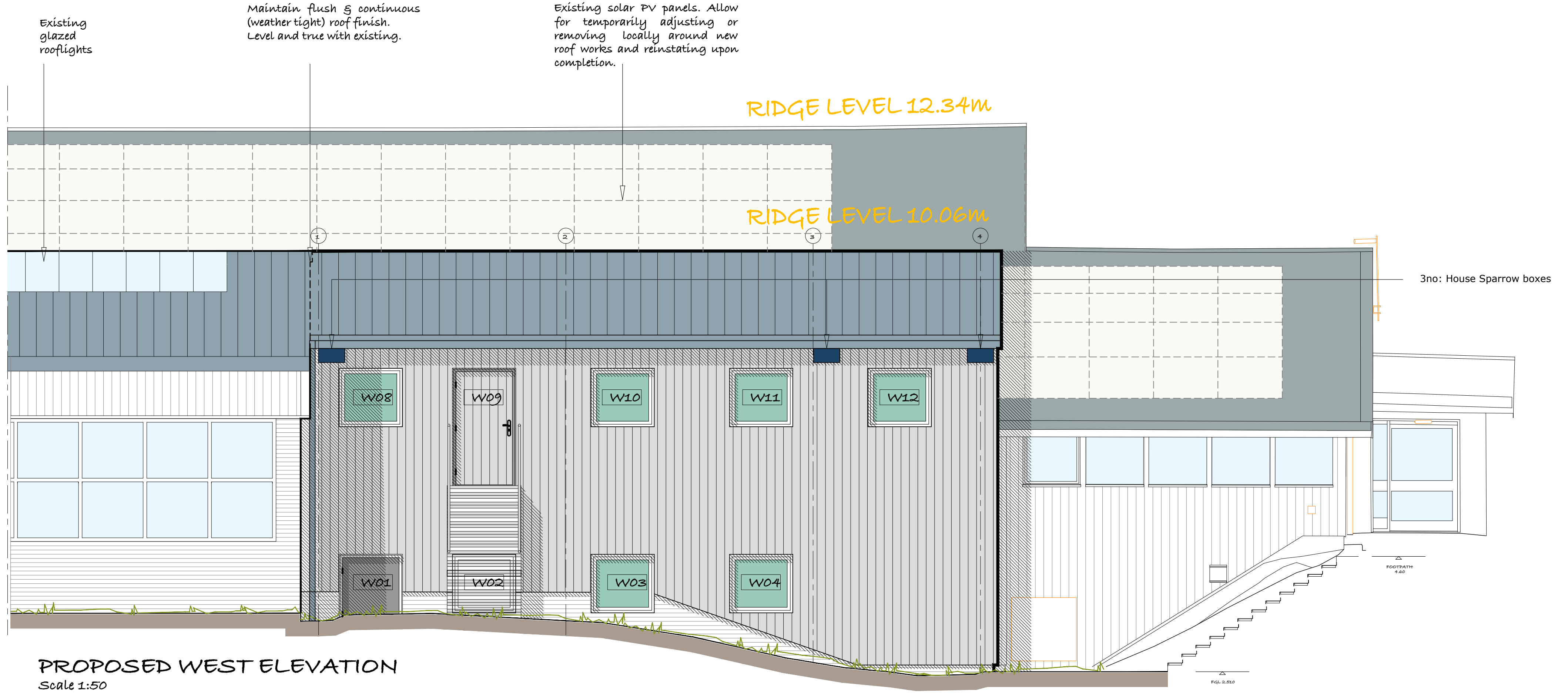
Bats — Three woodstone or UV-stabilised recycled plastic bat boxes will be installed on the south elevation of the building (Figs. 7 - 10) to provide suitable features for bats. Woodstone/UV-stabilised recycled plastic boxes are available from various suppliers, including: <https://www.wildcare.co.uk/bat> boxes, <https://www.nhbs.com>

Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 Version no: 3 (or most current update) by Katie Pollard at KP Ecology.



Four bird boxes will be put up in the English oak and the Scots Pine on site (Figs. 12- 14). The boxes will be woodstone/woodcrete, and are available from various suppliers, including: www.birdfood.co.uk/, www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes. This is outside the development boundary and will mitigate for loss of bird nesting habitat within the boundary.

Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 Version no: 3 (or most current update) by Katie Pollard at KP Ecology.



© The house sparrow terrace on the south-facing elevation of the building will be removed in September by a suitably qualified ecologist, after confirming that no birds are still using the box to nest. This will be relocated onto the W-facing wall of the existing leisure centre, high up under the eaves, so the box is in the shade (Fig. 11). This will not be put over any existing gaps currently used by nesting birds. Two additional house sparrow terraces will be erected on the W-facing wall of the existing leisure centre, high up under the eaves, so that the boxes are in the shade, in addition to the relocated terrace (see above). These will not be put over any existing gaps currently used by nesting birds.

Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 Version no: 3 (or most current update) by Katie Pollard at KP Ecology.



0m 0.5 1 1.5 2 2.5
1:50 scale

D	UPDATED ECOLOGY	SM	10.07.2026
REV.	DESCRIPTION:	BY:	DATE:

Morgan Design Studio
2 River Mews, Blandford Forum, Dorset, DT11 7AX

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MORGAN
Design Studio Ltd

CLIENT:
BCP Council
Facilities Management Customer & Property Unit
Unit 4 Dalling Road, Branksome, Poole, BH12 1DJ

PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM	CHECKED:	DATE: 28.10.2025	REVISION:
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DRAWING TITLE:
PROPOSED ELEVATIONS

SCALE: As Shown (@A1)	SHEET SIZE: A1	SHEET NO:
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PROJECT NO: MDS1365	STATUS: DRAFT
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DRAWING NO: MDS1715/210	REVISION: C
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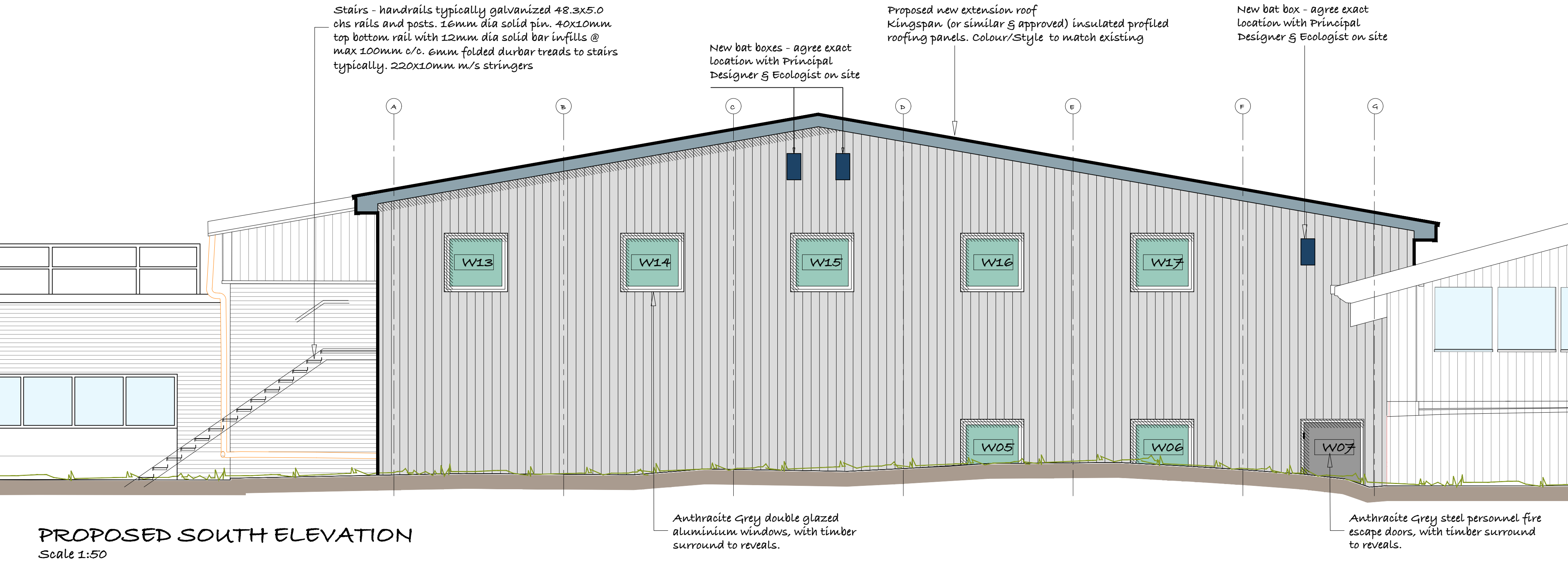
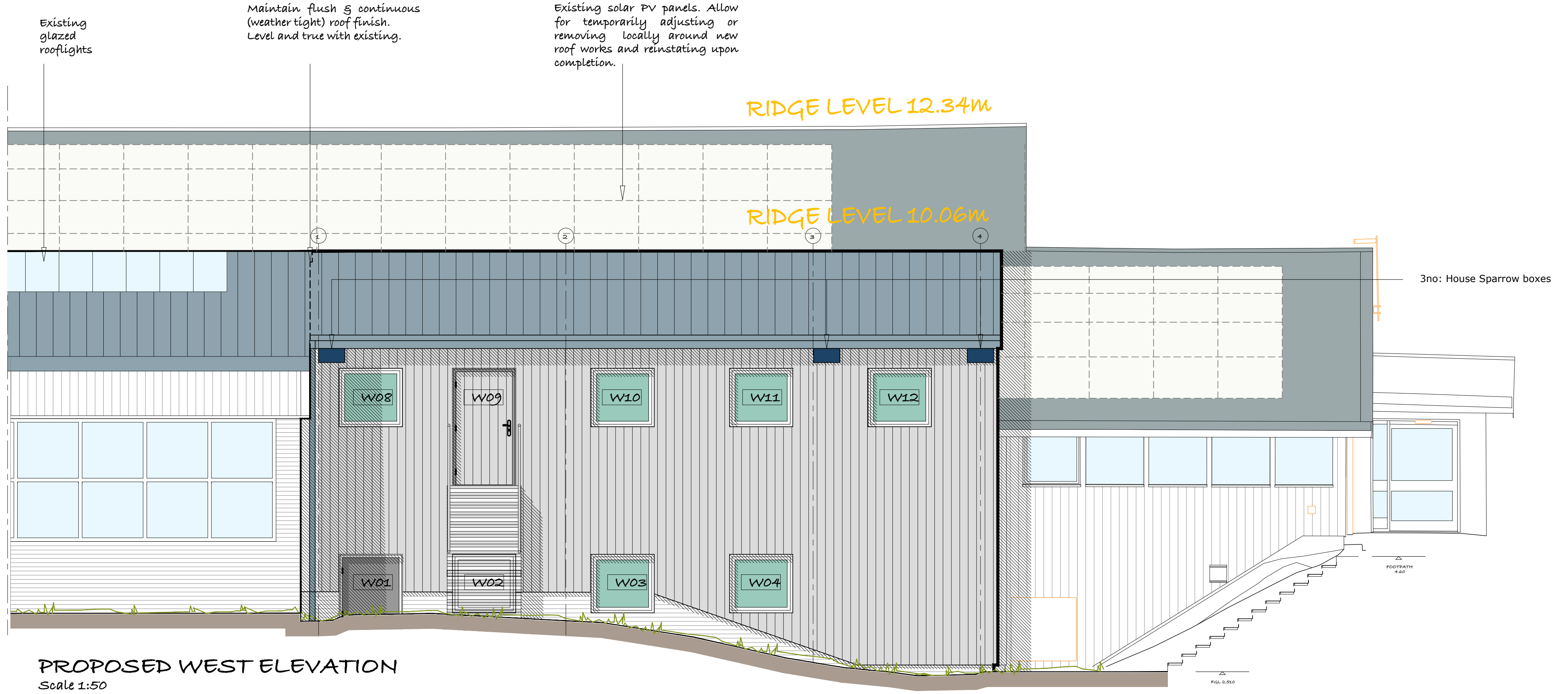
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0m 0.5 1 1.5 2 2.5
1:50 Scale

D	UPDATED ECOLOGY	SM	10.07.2026
REV.	DESCRIPTION:	BY:	DATE:

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PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM	CHECKED:	DATE: 28.10.2025	REVISION:
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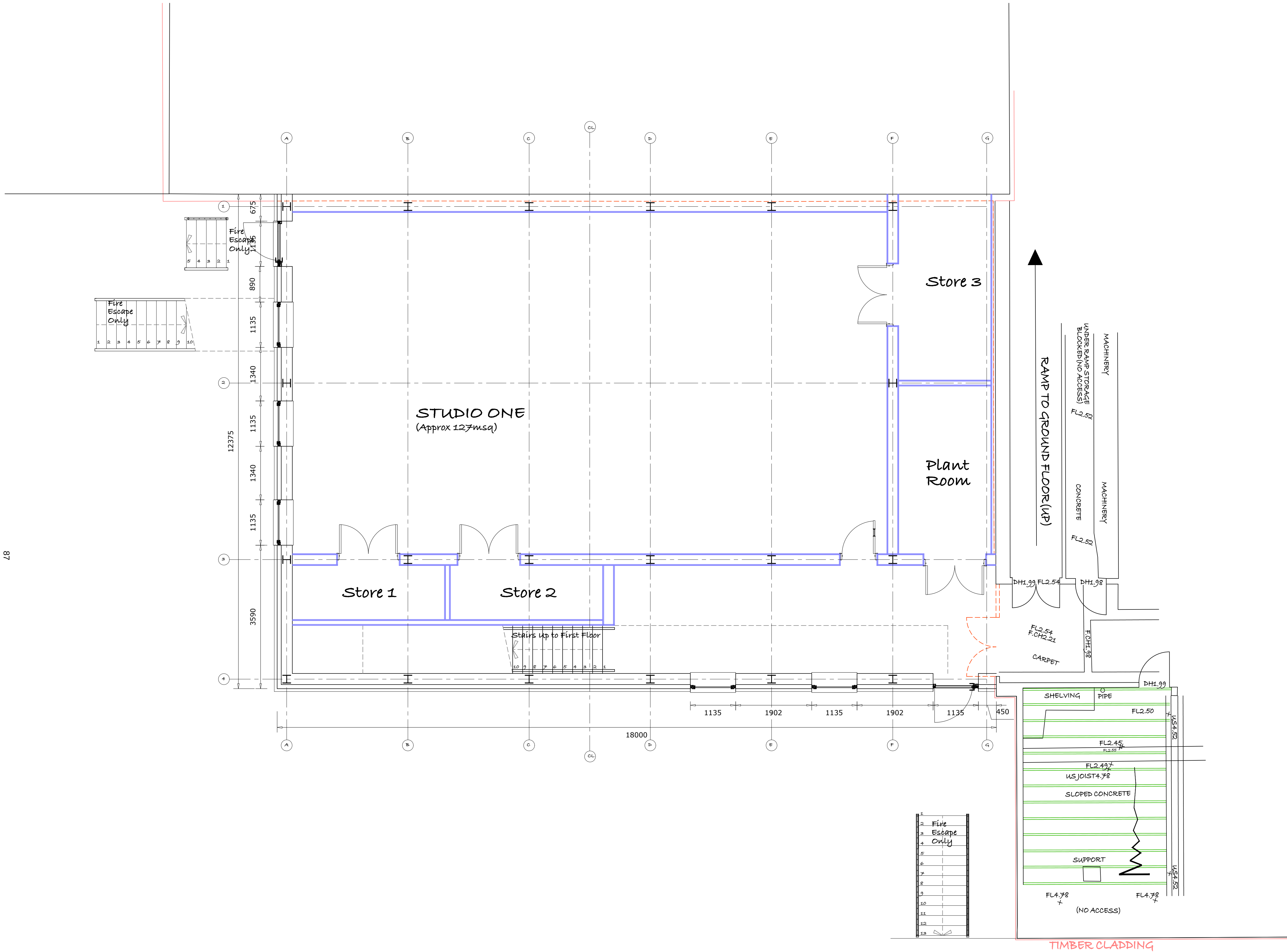
DRAWING TITLE:
PROPOSED ELEVATIONS

SCALE: As Shown (@A1)	SHEET SIZE: A1	SHEET NO:
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PROJECT NO: MDS1365	STATUS: PLANNING
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DRAWING NO: MDS1715/210	REVISION: D
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PROPOSED GROUND FLOOR PLAN
Scale 1:50

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These plans have been produced for the benefit of seeking relevant Planning and/or Building Regulation approval from the LPA. Do not scale from these plans and ensure that all necessary construction design, planning, tree protection and ecology requirements are fully detailed and approvals sought from the relevant authorities, prior to commencing any works on site. All subject to a measured building survey and accurate setting out by Builder.

This document must be read in conjunction with all other drawings, specifications, reports and supporting information. Contractor should not make any alterations to the Specification without a specific written instruction from the Principal Designer. Any other alteration will not be recognised.

As a minimum, all work must be to the Building Inspectors approval as works progress, and the contractor should arrange site inspections and seek the Inspectors approval prior to covering over any works. Generally, all materials should conform to the latest editions of the appropriate British Standard issued by the British Standards Institute.

The contractor is to carry out everything necessary for the proper execution of the works, whether (or not) shown on the drawings or described in the specification, providing it may be reasonably inferred there from.

Good Practice - Where and to the extent that materials, products, and workmanship are not fully detailed or specified, they are to be of a standard appropriate to the works and suitable for the functions stated in or reasonably to be inferred from the project documents, and in accordance with good building practice.

The Principal Contractor should carry out all duties on site in accordance with the requirements of the CDM Regulations 2015 and all current updates, and in line with the Pre-Commencement H&S File.

The Building Safety Act introduces duties on individuals and organisations that commission, design, construct or refurbish buildings to ensure that they comply with Building Regulations. Dutyholders under the Building Safety Act are responsible for ensuring that completed buildings are safe to occupy. All dutyholders must demonstrate the appropriate skills, knowledge, experience and behaviours, and organisations must demonstrate organisational capability. Dutyholders are required to work together to plan, manage, coordinate and monitor the design, construction and any refurbishment work.

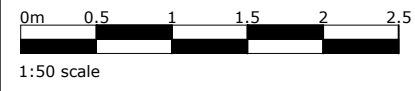
Principal Client - Commissions the building work
Principal Designer - Controls the design work
Principal Contractor - Controls the construction and refurbishment work.
Contractor - Carries out construction and refurbishment work.

Duty holders must:
Ensure competence: Possess the necessary skills, knowledge, experience, and behaviour.

Plan, manage, and monitor: Oversee work to ensure it complies with Building Regulations.

Cooperate: Work together and share information with other duty holders.

Maintain the Golden Thread: Ensure that information about a building's design and safety is kept updated, and accessible to all relevant parties.



C	PLANNING APPLICATION	SM	31.03.2026
REV.	DESCRIPTION:	BY:	DATE:

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PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM	CHECKED:	DATE: 28.10.2025	REVISION:
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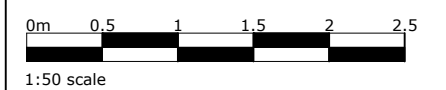
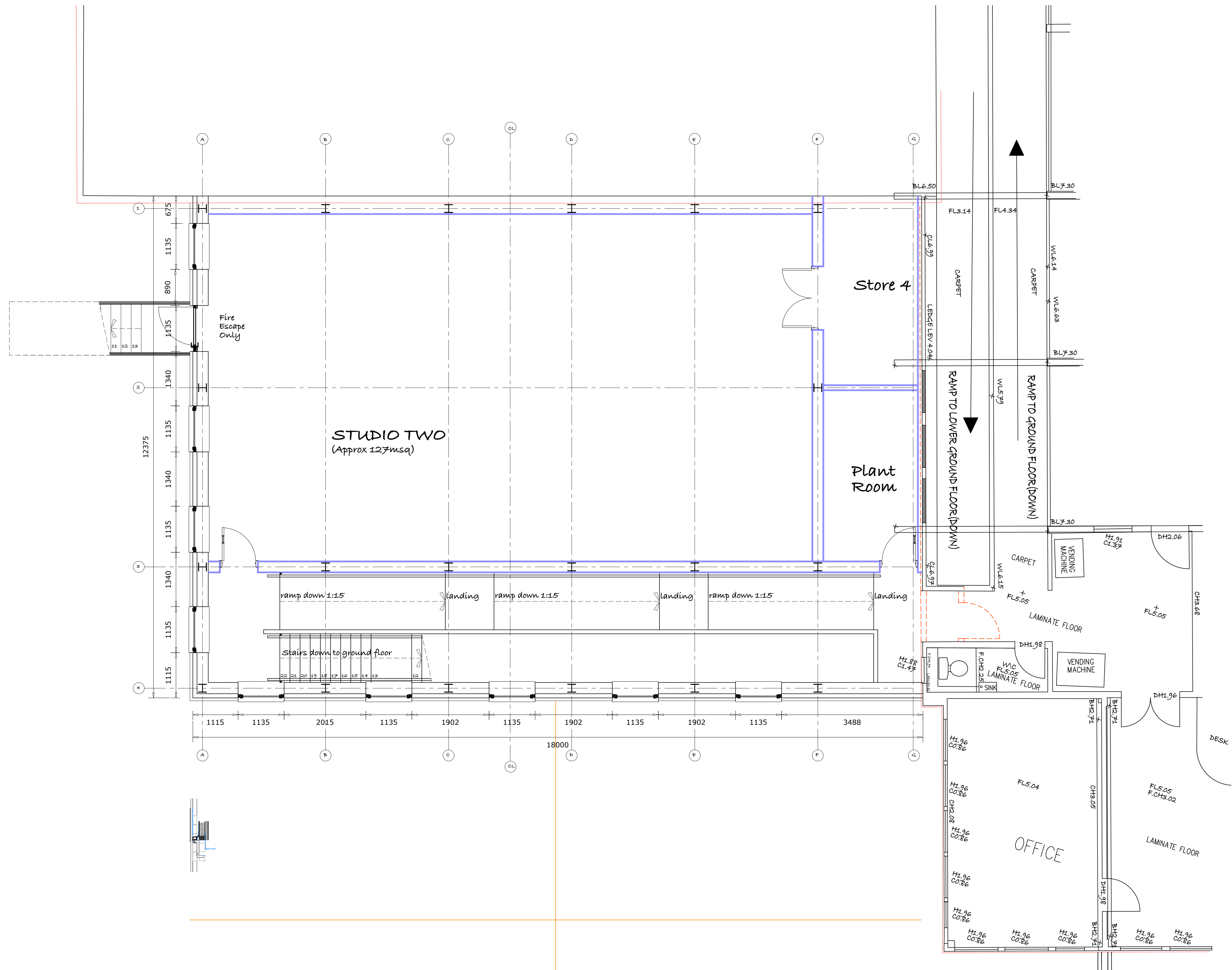
DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

SCALE: As Shown (@A1)	SHEET SIZE: A1	SHEET NO:
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PROJECT NO: MDS1365	STATUS: DRAFT
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DRAWING NO: MDS1715/204	REVISION: C
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C PLANNING APPLICATION		SM 31.03.2026	
REV:	DESCRIPTION:	BY:	DATE:

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PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM	CHECKED:	DATE: 28.10.2025	REVISION:
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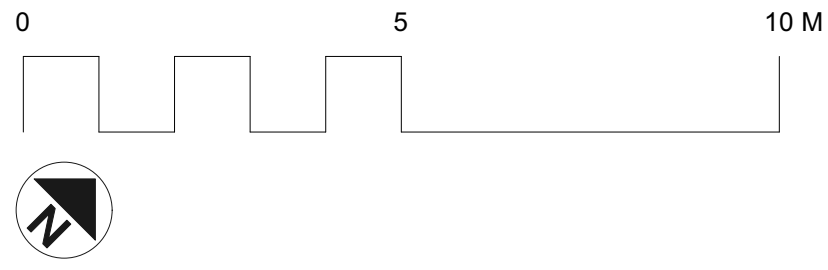
DRAWING TITLE:
PROPOSED FIRST FLOOR
PLAN

SCALE: As Shown (@A1) SHEET SIZE: A1 SHEET NO:

PROJECT NO: MDS1365 STATUS: DRAFT

DRAWING NO: MDS1715/205 REVISION: C

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BIODIVERSITY NET GAIN

Our landscape plan has been designed in conjunction with Schedule 7a of the Town and Country Planning Act (as inserted by Schedule 14 of the Environment Act 2021) as well as BCP Council's own biodiversity net gain plan.

DESIGN NOTES

This drawing is the copyright of The Landscape Service 2017 Limited, all rights reserved. Do not scale from this drawing. All dimensions and levels to be checked. The Landscape Service 2017 Limited do not accept responsibility for any expense, loss, damage of whatsoever nature, however arising from the execution of the work to which it relates.

SURFACE WATER: Hard surfacing to comply with Sustainable Urban Drainage Systems (SUDS) where required and to BS 8582.

PERMISSIONS AND REGULATIONS: Comply with the latest revisions of the Health and Safety at Work Act, the Management of Health and Safety at Work Regulations, the Construction, Design and Management Regulations (CDM), the Control of Pesticide Regulations, the EU Biocide Regulations, Plant Protection Products legislation, the Control of Substances Hazardous to Health Regulations (COSHH) and all other relevant Acts, Statutory Instruments, Regulations or Orders. Ensure compliance of employees, sub-contractors and all other persons on site. Provide adequate welfare and first aid facilities. Carry out risk assessments and prepare method statements as appropriate. Ensure safe working methods are used.

It is the client's responsibility to apply for all the relevant permissions before commencing work on site. This includes but not limited to: Planning permission, Tree Preservation Orders, Building regulation approval and Party Wall Act.

SERVICES: Before starting work locate the exact position of underground and overhead services by making all necessary investigations. No mechanical digging is to take place within 0.5m of gas or electrical services. Follow the guidance issued by the Utility Authority/Company when working close to underground services.

ELECTRICAL WORK: To BS 7671 and Part P of the Building Regulations.

EXTERIOR LIGHTING FITTINGS: To BS 4533 and BS EN 60598-1.

SOFT LANDSCAPING NOTES

The Client will undertake care of the plants, trees and grass after the work is finished.

INVASIVE NON NATIVE SPECIES: Comply with the *Invasive Non Native Species Horticultural Code of Practice*.

GROUND WORKS: To BS 4428 Code of Practice for general landscape operations and BS 8000-1 clause 3.1 - 3.3 for excavation and filling.

PREPARATION FOR PLANT TREES AND SHRUBS:

- Remove inorganic containers.
- Check for and reject any damaged, diseased, poorly rooted, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed)
- Carefully prune any minor root damage
- Plant in previously prepared pits and planting areas in position shown on the drawings or in the absence of drawings space evenly at the rate specified
- Holes large enough to allow adequate root spread and tease out congested root balls of container grown plants.
- Excavate holes at least 100mm below the root system.
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed.
- The backfill is to be the excavated (pre-prepared) soil and evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

SUPPLY & HANDLING OF TREES & PLANTS: Comply with the *National Plant Specification (NPS)* and the *Code of Practice for Plant Handling (CPSE)* which is incorporated in the *National Plant Specification* (available free at www.csdhub.com).

NURSERY STOCK: In accordance with the plant list and as specified in the *National Plant Specification* (NPS, available free at www.csdhub.com).

PLANT FAILURES: All plants supplied and planted by the Contractor including trees, which fail to thrive within the period for the correction of faults shall be replaced with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed.

IMPORTED TOPSOIL: TO BE: To BS 3882 Multipurpose natural (not manufactured) topsoil.

ORGANIC MATTER: Apply and lightly dig into the surface of planting areas with well-rotted farmyard manure at a rate of 5kg/m².

IMMEDIATELY AFTER PLANTING: Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels. Planting is not intended to be edible unless stated otherwise.

MULCHING: Fork soil to a medium tilth in the areas to be mulched. Apply 100mm depth of mulch after watering.

BULBS: Grouped at random for naturalised bulbs. With the base of bulb at the correct depth for the species and in contact with the soil with fine, stone-free topsoil backfill.

TREE STAKES: 75mm minimum diameter, free of bark, with one end pointed.

STAKING FOR TREES: Drive stake upright minimum 600mm depth into excavated planting pit before planting, close to the tree stem on the windward side. Cut off minimum 600mm above ground and secure tree with ties and spacers at the top of the stake.

WATERING PIPES: Provide perforated watering pipes in a circle around the top of the root ball.

BACKFILLING: To be the excavated (pre-prepared) soil. The backfill is to be evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

TREE WORK: To be to BS 3998 *Recommendations for Tree Work* unless otherwise agreed.

PROTECTIVE FENCING: Before stripping or clearance of the site, provide, erect and maintain barriers to form Construction Exclusion Zones in accordance with BS 5837, using welded mesh panels securely attached to a braced scaffold pole vertical and horizontal framework as BS 5837 Figure 2. Clear away and make good as necessary when all the work is complete.

GROUND PREPARATION FOR WILD FLOWER MEADOWS: Harrow to reduce soil to a good tilth not exceeding 25mm. Ground to be weed free and cleared of existing organic matter.

SOWING WILD FLOWER SEED MIX: Ensure even mixing of all seed varieties at all times. Seed spread to manufacturers recommendation. Seed is to be sown into soil with low fertility. Client is responsible for any required soil tests.

TURF QUALITY: to be BS 3969 with herbicide applied 1 to 3 months before lifting. 900 x 300 minimum size, even thickness, max 10mm thick thatch and 7-18mm thick topsoil. Supply a sample to site for inspection before delivery.

PREPARATION FOR TURFING:

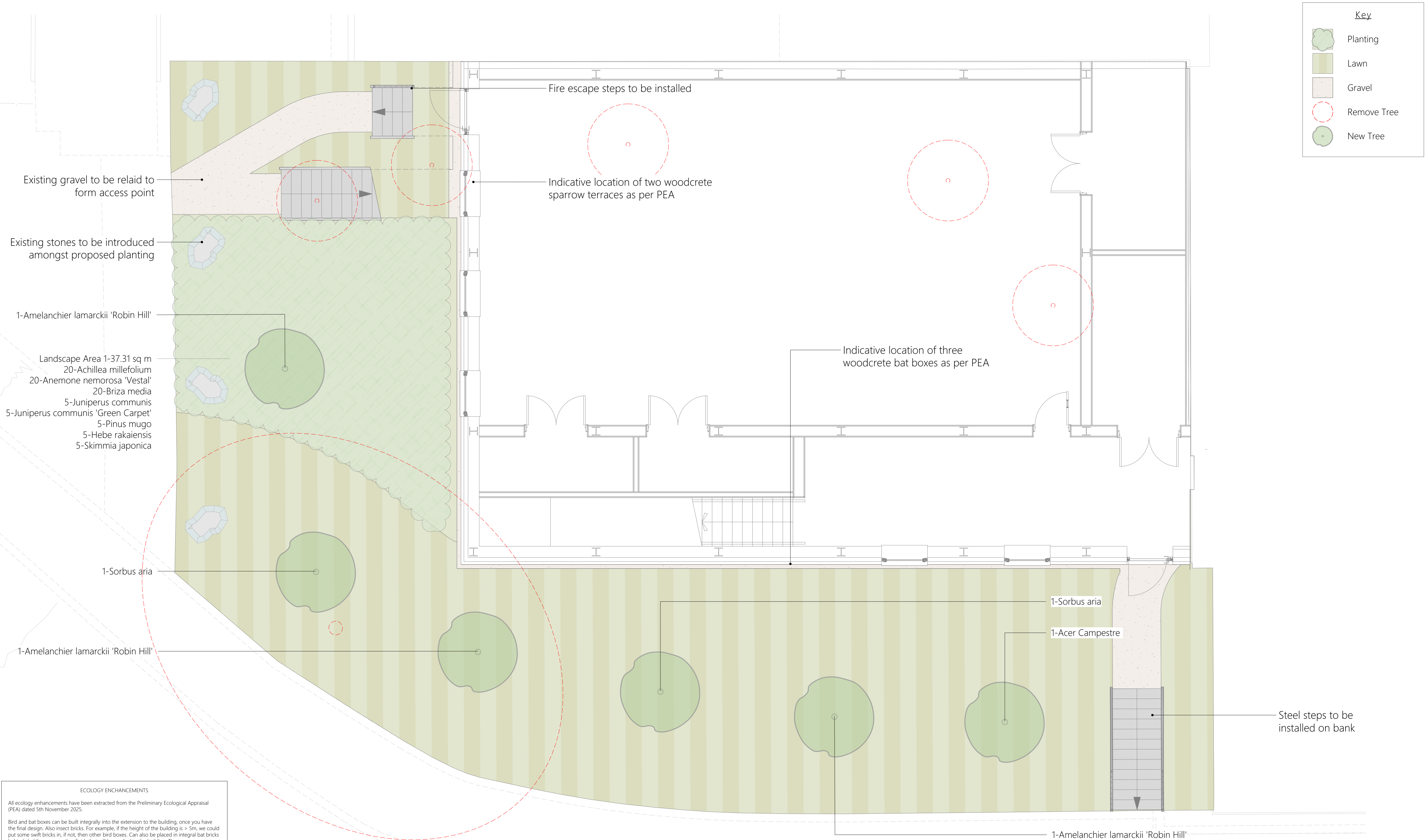
- Remove all weeds, rubbish and stones over 30mm in any dimension.
- Cultivate topsoil to a minimum depth of 100mm.
- Reduce top 30mm to a fine tilth and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer.

LAYING TURF:

- Transport turf over close butted timber planks.
- Lay turf in consecutive rows.
- Lay turf from timber planks protecting previously laid turf.
- Lay turf close butted breaking the joint in alternate rows.
- Use only whole turves at margins.
- Consolidate lightly with wooden beaters.
- Brush in finely sieved topsoil to fill all joints.
- Peg turfs with wooden pegs on slopes exceeding 30°.
- Ensure final surface is 20mm above any adjacent hard surface.

FERTILISER: Dress areas to be grass seeded with N7-P7-K7 fertiliser at a rate of 50g/m² and work into the top 30mm of tilth 7 days before sowing and water in well. Not applicable to wildflower meadow areas.

SOWING GRASS SEED: Ensure even mixing of all seed varieties at all times. Use a broadcast machine to spread the seed in the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller.



Key

- Planting
- Lawn
- Gravel
- Remove Tree
- New Tree

ECOLOGY ENHANCEMENTS

All ecology enhancements have been extracted from the Preliminary Ecological Appraisal (PEA) dated 5th November 2025.

Bird and bat boxes can be built integrally into the extension to the building; once you have the final design. Also insect bricks. For example, if the height of the building is > 5m, we could put some insect bricks in, if not, then other bird boxes. Can also be placed in integral bat bricks behind cladding or any other finish that will be applied to the building. There are many different designs, but as this is a public building, then I think they should be visible and obvious what they are so people can see them.)

TREE SIZE GUIDE		
Trees to be 1.8m clear stem specimens unless stated otherwise.		
TREE TYPE	TREE GIRTH (CM)	TREE HEIGHT (CM)
Heavy Standard	12-14cm girth	300-350cm

PLANTING DENSITIES

PLANTING BEDS: Planting species to be planted in groups of 1, 3, 5 and 7. Taller species to be located centrally and towards the rear. Planting density of 2 plants per square meter for Shrubs & 3 plants per square meter for perennials and grasses.

HEDGING: Hedging to be planted in double staggered rows with 5 whips per linear meter.

Plant List				
ID	Qty	Latin Name	Scheduled Size	Remarks
Trees	1	Acer Campestre	Heavy Standard	
Trees	2	Sorbus aria	Heavy Standard	
Trees	3	Amelanchier lamarckii 'Robin Hill'	Heavy Standard	
Shrubs	5	Hebe rakaiensis	5 - 10L	
Shrubs	5	Skimmia japonica	5 - 10L	
Shrubs	5	Pinus mugo	5 - 10L	
Shrubs	5	Juniperus communis	10L	
Shrubs	5	Juniperus communis 'Green Carpet'	5 - 10L	
Perennials	20	Anemone nemorosa 'Vestal'	5L	
Perennials	20	Achillea millefolium	5L	
Grasses	20	Briza media	5L	



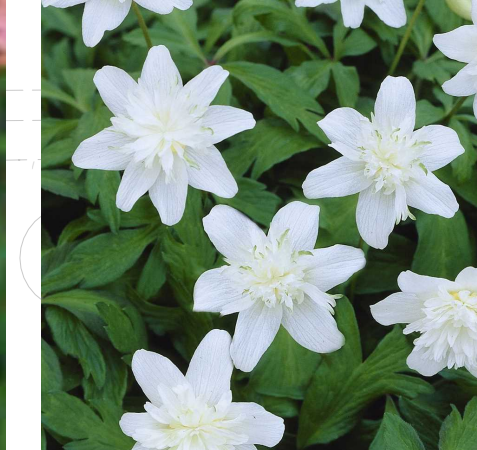
Acer campestre



Briza media



Achillea millefolium



Anemone nemorosa 'Vestal'



Juniperus communis 'Green Carpet'



Amelanchier lamarckii



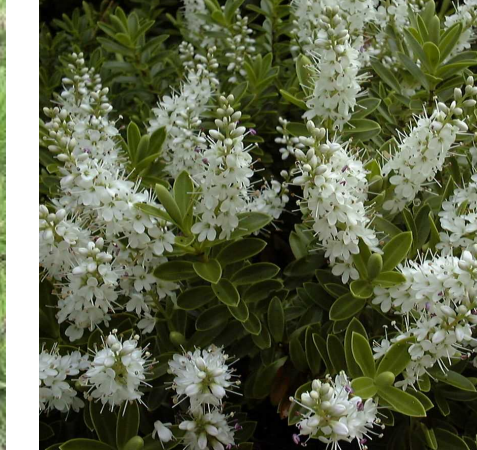
Sorbus aria



Juniperus communis



Pinus mugo



Hebe rakaiensis



Skimmia japonica

THE LANDSCAPE SERVICE

Landscape & Garden Design

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E: info@thelandscape-service.com
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Site Address
Two Riversmeet Leisure Centre Christchurch, BH23 1HW
Drawing Title
Landscape Plan
Drawing Number
820 - 1 - R2
Date
09.07.2026
Scale
1:100 @ A1

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FLOOD RISK

A fully detailed FRA and Drainage Strategy has been prepared by Godsall Arnold Partnership Ltd, and forms part of this application package, as noted above. The report concludes.

o The site is located within Flood Zone 3 and therefore at high risk of flooding from fluvial sources which has been addressed and mitigated as far as reasonably practicable.

o The access and egress routes are compromised in the event of flooding and therefore safe refuge is provided on the first floor and the carpark to the southeast of the leisure centre where ground levels are higher.

o The site has been identified as being at very low of flooding from surface water.

o A Flood Emergency Plan has been produced and will be held by the site owner and staff of the site to be aware on the actions to take to reduce the risk of flooding.

o This report demonstrates that the proposed development will have a minimal impact on flood risk, both within the site and off-site.

o The surface water drainage has been designed to accommodate for a 1 in 100-year storm event with an additional 45% for climate change and 10% urban creep which allows for additional area with minimal flood risk.

o Areas within the proposed drainage system that will require regular maintenance have been highlighted by this report. If regular maintenance is not put in action, this can result in system failure and environmental effects.

o The use of leaf guards on rainwater down pipes and a catchpit manhole provides sufficient mitigation to remove pollution hazards from surface water before discharging it into the existing drainage which conveys surface water to a watercourse therefore the site will not impact on water quality.

o The drainage strategy has followed the standards as laid out in the National Standards for Sustainable Drainage and has demonstrated compliance with all Standards 1 to 7.

ECOLOGY

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."

The Local Plan at Policy ME1 - safeguarding biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021.

A full detailed report by KP Ecology has been prepared by KP Ecology and forms part of this application package, as noted above. The report concludes:

i) No protected species, evidence of protected species, or habitats for protected species were observed within the boundary of the development site, except for the shrubs/bushes around the building, which provide suitable habitat for nesting birds. All nesting birds are protected under The Wildlife & Countryside Act 1981 (as amended).

ii) The site is adjacent to the River Avon System Special Site of Scientific Interest (SSSI), Avon Valley (Bickton to Christchurch) SSSI, Avon Valley Ramsar, River Avon Special Area of Conservation (SAC), and Avon Valley Special Protection Area (SPA). Therefore, mitigation measures will be necessary to ensure no impacts on these protected sites during construction.

iii) Enhancements are proposed in accordance with the National Planning Policy Framework (NPPF, 2024) and the Environment Act 2021.

iv) This application is not exempt from the Biodiversity Net Gain (BNG) requirement. The Landscape Service will provide the BNG metric as a separate document.

DESIGN & APPEARANCE

Policy HE2 complements the design requirements in section 7 of the NPPF by requiring development be compatible with or improve its surroundings in relation to 11 criteria including layout, site coverage, visual impact and relationship to nearby properties.

The proposed extension has a rectangular footprint that sits between two elements of the existing leisure centre. The extension employs a fairly utilitarian aesthetic which is typical of this type of building, and the dual pitched roof matches that of the existing pool building from which it extends.

This corner of the existing building has a varied palette of materials, and the proposals pick up on elements of them all. A brickwork plinth and vertical timber cladding form the external walls, broken up with square windows of proportions matching the main building, providing natural surveillance and light. To comply with building regulations, new means of escape doors are required from both floors, and new metal frame escape stairs shown. The roof is a dual pitch, with ridge and eaves heights running level with, or similar to, the existing. The roof will be of a standard profiled insulated steel type, finished in grey to match existing.

The ground levels vary, and there is a footpath that runs from the western carpark, past the proposed site and connects with the eastern car park and main Leisure Centre Entrance. The area immediately around the extension will be landscaped, with an improved and enhanced planting scheme, and the footpath will be retained as it is.

The proposals will be of a bulk, mass and finish that follows the aesthetics of the existing building, and its setting within the wider character area will be compatible and should be considered a positive integration, that has been carefully considered by the design team.

HIGHWAYS

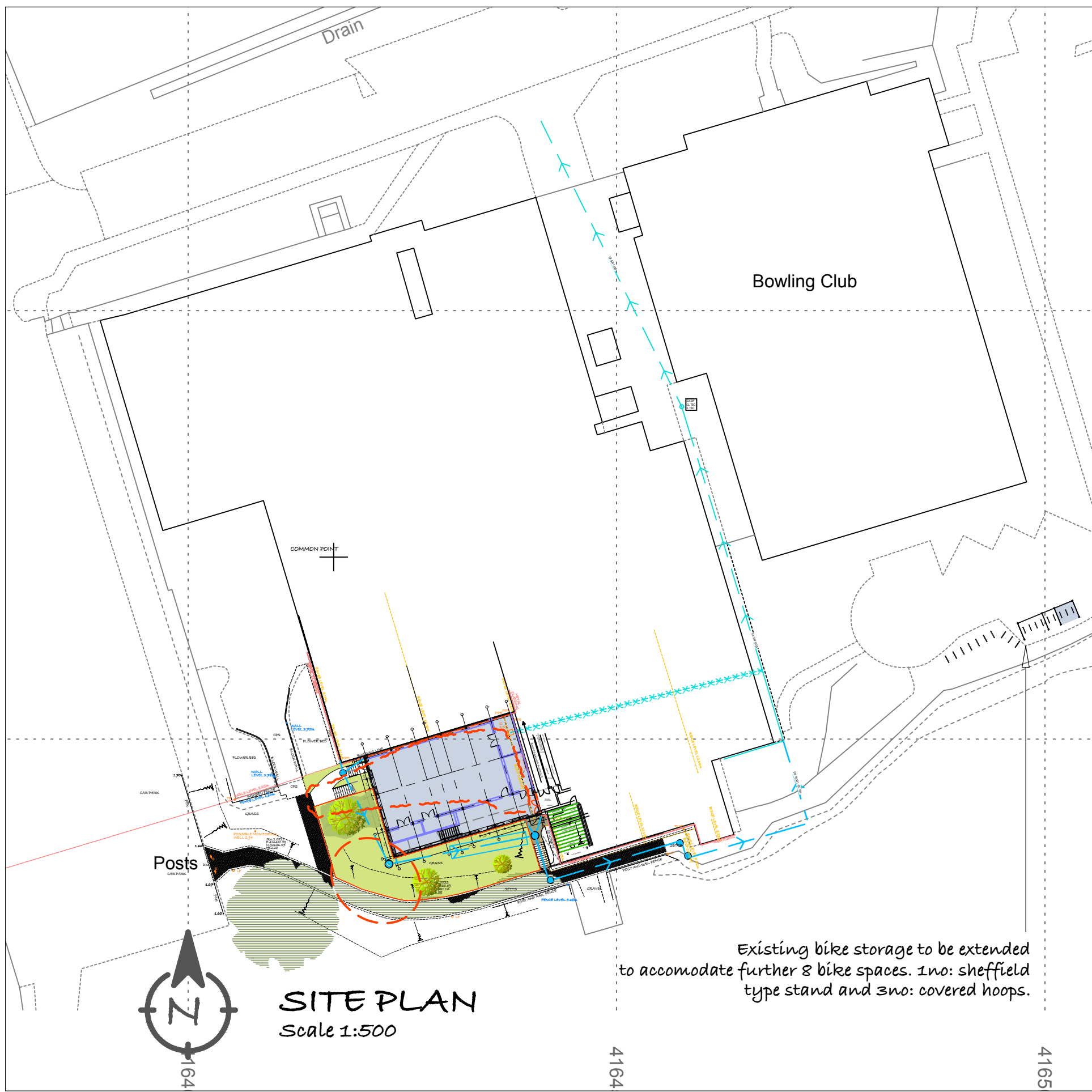
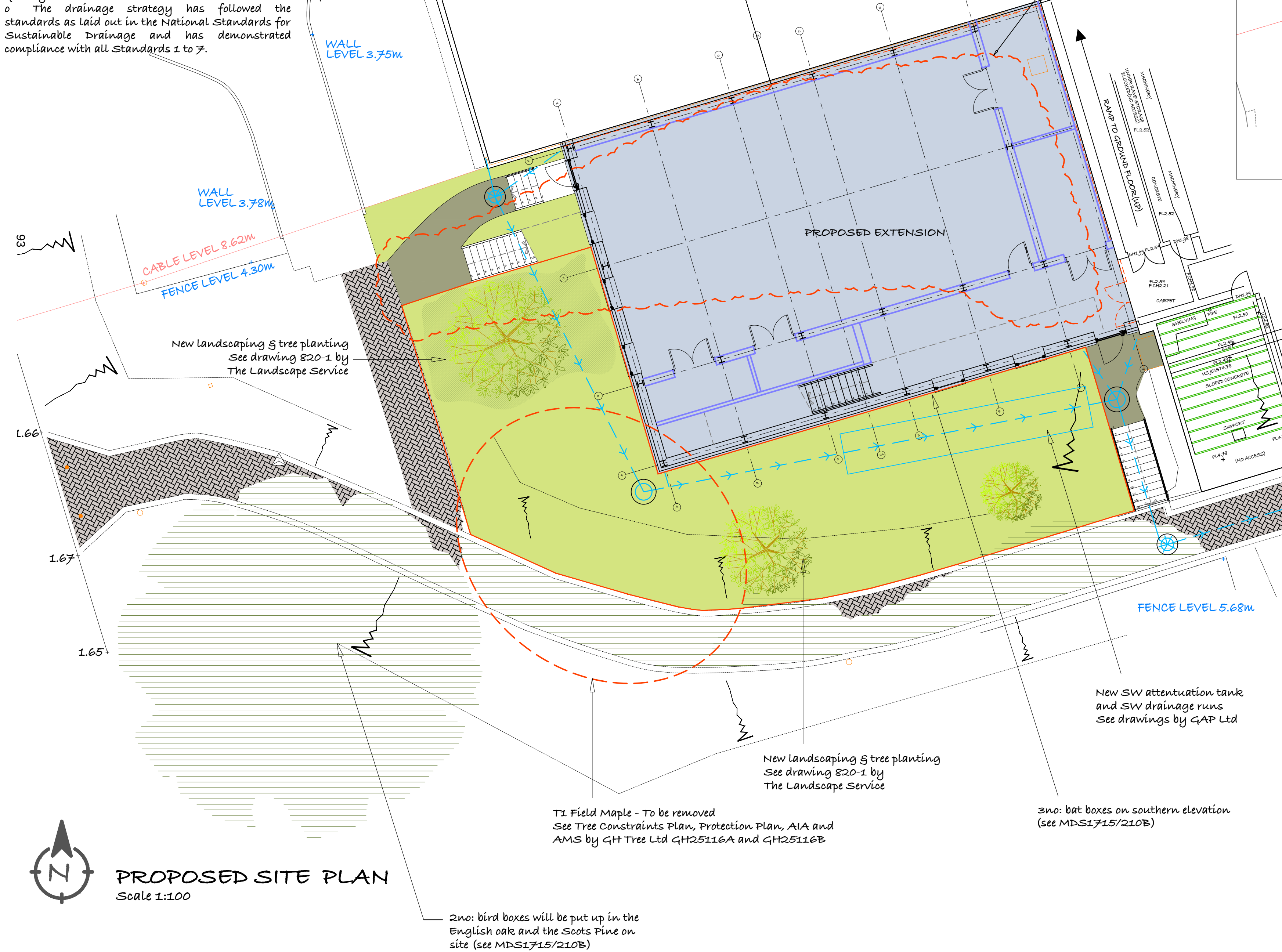
The existing vehicular access and parking arrangements to/from the site are adequate to serve the proposed development. There is an existing ramped access for less able users.

The proposed development is not considered to have a material impact upon the safe and efficient operation of the highway network whilst there appears ample space within the site to provide cycle parking to required standard.

The existing onsite car parks comprising of 263 spaces, can accommodate the approximate 1.5 space demand generated by said floorspace. A car park of this size is likely to exceed parking demand generated by the existing facility.

Notwithstanding the above, the proposed increase in floorspace generates a cycle parking demand for 7 spaces. Additionally, an increase in staffing levels generates a new cycle parking demand of 0.2 spaces per FTE staff, Table 15 of the BCP parking Standards SPD (2021) refers.

G3 small dwarf coniferous group - To be removed. See Tree Constraints Plan, Protection Plan, AIA and AMS by GH Tree Ltd GH25116A and GH25116B



Birds — There is nowhere suitable on the building to put up bird boxes; two bird boxes will therefore be put up in the English oak and the Scots Pine on site (Figs. 11-13). The boxes will be woodstone/woodcrete, and area available from various suppliers, including: www.birdfood.co.uk/, www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes



Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 version no: 3 (or most current update) by Katie Pollard at KP Ecology.

Bats — Three woodstone or UV-stabilised recycled plastic bat boxes will be installed on the south elevation of the building (Figs. 7-10) to provide suitable features for bats. Woodstone/UV-stabilised recycled plastic boxes are available from various suppliers, including: <https://www.wildcare.co.uk/bat-boxes>, <https://www.nhbs.com>



Read in conjunction with Ecology PRA Prepared on: 5th November 2025, updated 3rd March 2026 version no: 3 (or most current update) by Katie Pollard at KP Ecology.

© This drawing may not be copied or distributed or displayed without prior consent. All dimensions to be checked on site by contractor and not scaled from this drawing. Morgan Design Studio Ltd accept no liability for any expense, loss or damage of whatever nature and however arising from any variation made to this drawing or in the execution of the work to which it relates, which has not been referred to them, and their approval obtained.

These plans have been produced for the benefit of seeking relevant Planning and/or Building Regulation approval from the LPA. Do not scale from these plans and ensure that all necessary construction design, planning, tree protection and ecology requirements are fully detailed and approvals sought from the relevant authorities, prior to commencing any works on site. All subject to a measured building survey and accurate setting out by Builder.

This document must be read in conjunction with all other drawings, specifications, reports and supporting information. Contractor should not make any alterations to the specification without a specific written instruction from the Principal Designer. Any other alteration will not be recognised.

As a minimum, all work must be to the Building Inspectors approval as works progress, reports and supporting information. Contractor should not make any alterations to the specification covering over any works. Generally, all materials should conform to the latest editions of the appropriate British Standard issued by the British Standards Institute.

The contractor is to carry out everything necessary for the proper execution of the works, whether (or not) shown on the drawings or described in the specification, providing it may be reasonably inferred there from.

Good Practice - Where and to the extent that materials, products, and workmanship are not fully detailed or specified, they are to be of a standard appropriate to the works and suitable for the functions stated in or reasonably to be inferred from the project documents, and in accordance with good building practice.

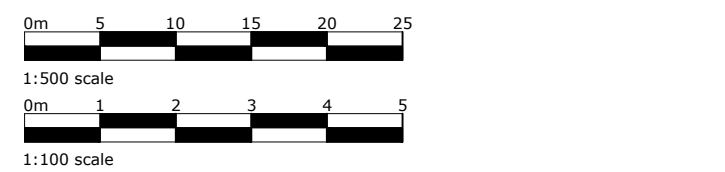
The Principal Contractor should carry out all duties on site, in accordance with the requirements of the CDM Regulations 2015 and all current updates, and in line with the Pre-Commencement HSE File.

The Building Safety Act introduces duties on individuals and organisations that commission, design, construct or refurbish buildings to ensure that they comply with Building Regulations. Dutyholders under the Building Safety Act are responsible for ensuring that completed buildings are safe to occupy. All dutyholders must demonstrate the appropriate skills, knowledge, experience and behaviours, and organisations must demonstrate organisational capability. Dutyholders are required to work together to plan, manage, coordinate and monitor the design, construction and any refurbishment work.

Principal Client - Commissions the building work
Principal Designer - Controls the design work
Principal Contractor - Controls the construction and refurbishment work.
Contractor - Carries out construction and refurbishment work.

Duty holders must:
Ensure competence: Possess the necessary skills, knowledge, experience, and behaviour.
Plan, manage, and monitor: Oversee work to ensure it complies with Building Regulations.
Cooperate: Work together and share information with other duty holders.

Maintain the Golden Thread: Ensure that information about a building's design and safety is kept, updated, and accessible to all relevant parties.



C PLANNING APPLICATION SM 31.03.2026
REV. DESCRIPTION BY. DATE

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CLIENT:
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Unit 4 Balling Road, Branksome, Poole, BH12 1BJ

PROJECT:
PROPOSED NEW STUDIOS
Two Riversmeet Leisure Centre, Christchurch, BH23 1HW

DRAWN: SJM CHECKED: DATE: 28.10.2025 REVISION:

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: As Shown (@A1) SHEET SIZE: A1 SHEET NO:

PROJECT NO: MDS1365 STATUS:

DRAWING NO: MDS1715/207 REVISION: C

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**WESTERN PLANNING COMMITTEE 9 JULY
2026 / EASTERN PLANNING COMMITTEE 20
AUGUST 2026**



Report subject	Appeals Report
Meeting dates	9 July/20 August* 2026 * due to cancellation of 23 July Eastern committee
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 July 2023 to June 2025¹. 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 July 2023 to June 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)	192	3	1.6	3.1
Total County Matters ⁵ (SPS2)	0	0	0	0.8

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)	4,449	87	2.0	1.2

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
April 26	4	3	7	42%	0
May 26	5	2	7	28%	0

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.

June 26	6	2	11	18%	3
Total					0

(28th 04)

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	The Libertine, 1 Almhust Road, Bournemouth BH4 8EL
Proposal	The erection of a new metal frame retractable roof pergola to rear courtyard garden (P/25/03124/FUL)
Committee overturn	No
Main issues	Character and appearance of the host building and whether it would preserve or enhance the character and appearance of the Westbourne Conservation Area.
Why allowed	The site is located within the Westbourne Conservation Area, occupying a prominent corner position, and the existing public house makes a positive contribution to the area's character, which is defined by high-quality late Victorian and Edwardian buildings. The proposal seeks to install a metal-framed pergola with a retractable PVC roof over the rear courtyard seating area, alongside glazing infill sections, to enable continued use in poor weather. Although the materials would contrast with the host building, the structure's lightweight design, modest scale, and subservient form would ensure it remains visually secondary and maintains a clear distinction from the existing buildings. The courtyard is already strongly enclosed, and the pergola would not appear incongruous within this context. Furthermore, due to its position to the rear and limited visibility from the street, the development would not

	harm the architectural character of the building or its contribution to the conservation area, and is therefore considered acceptable.
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address	7 Knole Gardens, Bournemouth BH1 3QY
Proposal	New build dwelling with associated access and parking
Committee overturn	No
Main issues	Effect of the proposed development on the character and appearance of the area; Dorset Heathlands; New Forest.
Why allowed	Knole Gardens is a small residential cul-de-sac characterised by bungalows of varied design, some with dormer extensions, arranged around a turning head with relatively close spacing but modest scale that creates a moderate sense of spaciousness. The appeal site, formed by subdividing the plot of No. 7, is slightly smaller than some neighbouring plots but remains functional and not contrived, with a typical rear garden. The proposed single-storey dwelling reflects the local vernacular in its design and materials and would integrate reasonably well in that respect. However, its position set back from the established curved building line would result in it projecting further into the plot than neighbouring dwellings and appearing less well related to the street. Consequently, it would appear somewhat cramped and poorly positioned within the site, causing moderate harm to the character and appearance of the area and conflicting with relevant local design policies. However, such harm was outweighed by the benefits of an additional dwelling and that it would be self-build.

address	13 Solent Road, Christchurch BH23 5PZ
Proposal	Two-storey rear extension
Committee overturn	No
Main issues	The effect of the development on the living conditions of occupants of No 15 Solent Road (No 15), with regard to outlook
Why allowed	The appeal relates to a two-storey detached house set forward in its plot, where a full-width two-storey rear extension is proposed. Although the extension would not project as far as neighbouring rear elevations, it

	would sit in front of windows at No. 15, further limiting an already restricted outlook due to a narrow separation and boundary hedge, resulting in an overbearing impact on living conditions. However, there is an extant 2025 permission for a similar two-storey rear extension, which represents a realistic fallback position. The differences between the schemes—slightly closer proximity to the boundary and a marginal 10cm increase in ridge height—are considered modest, with no perceptible additional harm compared to the fallback. While the proposal conflicts with Policy HE2 due to its impact on amenity, the fallback position is given significant weight and outweighs this conflict, leading to the appeal being allowed.
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address	10A Vicarage Road, Poole BH15 3AZ
Proposal	Change of use of triple garage to form separate home
Committee overturn	No
Main issues	Whether the proposal would provide satisfactory living conditions for future occupiers, with particular regard to the provision of amenity space, including private amenity space, and The effect of the proposal on the character and appearance of the local area.
Why allowed	The appeal site is a former garage and parking area behind Nos. 10 and 10A Vicarage Road, within a residential area, and is proposed to be converted into a two-bedroom dwelling with associated parking and amenity space. The scheme would provide a small but usable private rear patio and a larger front garden area, which collectively offer generous amenity space relative to the dwelling's size. While there would be some overlooking from first-floor windows of neighbouring properties at a distance of around 16–17 metres, this is considered typical in urban settings and could be mitigated through additional planting if desired. Overall, the proposal would provide adequate and satisfactory living conditions for future occupants, with sufficient private amenity space, and would comply with Policy PP27 of the Poole Local Plan and national guidance in terms of residential amenity. Although Vicarage Road generally features larger plots, the immediate area closer to Wimborne Road includes a more varied pattern with smaller plots and infill development, as seen in Daisy Close. The proposal would largely retain the existing building's footprint, scale, and

	access, and the resulting plot would not appear irregular or out of keeping. Given the mix of dwelling types and plot sizes nearby, the development would integrate comfortably into the surrounding area and would not harm its character or appearance, thereby complying with Policies PP27 and PP28 and national design guidance
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address	5 Chaddesley Wood Road, Poole BH13 7PN
Proposal	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies.
Committee overturn	Yes (officer recommendation to approve)
Main issues	the character and appearance of the area; and the living conditions of neighbouring occupiers.
Why dismissed	The Inspector disagreed with the refusal reason due to character: The appeal property, No. 5, is a chalet-style bungalow situated within a street largely characterised by contemporary three-storey dwellings, making it appear somewhat out of keeping in its current form. The proposal seeks to remodel the property into a three-storey contemporary house, aligning it more closely with the prevailing scale, style, and appearance of neighbouring buildings. While the adjoining rear property (No. 5a) would remain inconsistent with surrounding development, this is an existing situation and the proposal would not cause sufficient additional harm to justify refusal. Overall, the scheme would integrate well into the streetscape and is considered acceptable in terms of character and appearance, complying with relevant local plan policy and national design guidance. he appeal considers the relationship between No. 5 and No. 5a, which are partially linked but otherwise arranged in a tandem layout. The proposal would not significantly affect No. 5a in terms of privacy, outlook, or daylight, as it has no direct windows facing the development and its main outlook and activity areas are oriented elsewhere. Similarly, impacts on other neighbouring properties would be acceptable due to separation distances and existing building relationships, with any limited overlooking capable of being mitigated through conditions such as obscure glazing and privacy screens. However, the proposal would have a harmful impact on the outdoor amenity space of No. 5a. The increased height, scale, and proximity of

	the redesigned building would create an overbearing and oppressive presence when viewed from the main garden area, reducing its enjoyment. Concerns would also arise from the perceived overlooking and activity from upper floor windows and terraces. As a result, the development would unacceptably harm the living conditions of No. 5a, conflicting with Policy PP27 and national guidance on residential amenity
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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 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.

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

⁷ [Appeals - GOV.UK](#)

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	Start Date	Method
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	Variation of condition 2 (plans list) following approval of P/25/04203/FUL (Sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road) to enable changes to the	25-Jun-26	WR

		approved plans to expand the living accommodation of Unit 3 through the introduction of first floor accommodation. To facilitate the increased vehicle and cycle parking requirements for Unit 3, minor changes are also proposed to the site plan.		
7-2024-6309-M	26 Milton Road Bournemouth BH8 8LP	Alterations and conversion of House in Multiple Occupation (Class C4) and a flat (Class C3) to 6 flats (Class C3) with associated parking, cycle and bin storage area – Revised Application.	24-Jun-26	WR
P/26/01293/FUL	16 Carnarvon Road Bournemouth BH1 4EW	Change of use of a building comprising 1no. flat and 5no. bedsits to a building comprising 3no. flats.	24-Jun-26	WR
P/26/01433/FUL	50 Branksome Wood Road Poole BH12 1HR	Sever the plot and erect a single self-built dwelling	24-Jun-26	WR
P/26/01417/HOU	2 Clarence Road Poole BH14 8AX	Rear single-storey infill extension and a loft conversion with rear dormer and velux window to the front.	12-Jun-26	HH
P/26/01409/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	11-Jun-26	HH
P/25/04679/CONDR	18 Sandbourne Road Bournemouth BH4 8JH	Variation of Conditions 2, 9, 10 and removal of C8, (approved plans) of Application P/25/02311/HOU for Alterations, ground floor extensions and formation of new second floor level with an art deco style remodel of the existing dwelling, first floor rear balcony, roof garden, formation of swimming pool, altered garage and new parking spaces off Sandbourne Road. For material amendments to the approved plans to improve the design and functionality of the garage outbuilding by creating an additional floor and amend the boundary treatment with a new rendered boundary wall and front sliding gate.2,9,	11-Jun-26	HH
P/26/00732/CLP	19 A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	08-Jun-26	WR

P/25/03787/FUL	86 Alexandra Road Poole BH14 9EW	Sever land and erect 1 No 3 bedroom Self Build house with parking	04-Jun-26	WR
P/26/00392/HOU	Amberwood Cottage St. Catherines Hill Lane, Christchurch BH23 2NL	Demolish existing conservatory and erect a single storey side extension	02-Jun-26	HH
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	02-Jun-26	WR
P/26/00764/HOU	50 Somerley Road Bournemouth BH9 1EN	Retrospective consent for the erection of a single-storey ancillary outbuilding within the residential curtilage	28-May-26	HH
P/25/05300/FUL	15 Stanfield Road Bournemouth BH9 2NL	Erection of extensions and roof alterations to accommodate change of use to form 8 bedroom House in Multiple Occupation (Sui generis)	28-May-26	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	26-May-26	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Application for a Lawful Development Certificate for an existing shared seven-room sui generis HMO, comprising of two rooms sharing facilities and five self-contained units	26-May-26	WR
P/25/03287/FUL	Land between 50 & 52 Broadwater Avenue & between 21 & 23 Potters Way Poole BH14 8QQ	Erection of a detached bungalow, redirected footpath and new public play park/amenity space.	20-May-26	WR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension	20-May-26	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May-26	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May-26	WR
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	19-May-26	HH
P/25/03674/FUL	Parley Court Farm Parley Court Estate Parley Green Lane Christchurch BH23 6BB	Siting of storage containers (Use Class B8) with associated car and cycle parking	18-May-26	WR

P/25/05042/FUL	Land between 22 banks road and 1 Panorama Road 22 Banks Road Poole BH13 7QE	Change of use of garage to dwellinghouse and addition of 2 roof windows to existing building	18-May-26	WR
P/25/04902/FUL	Wessex Lodge Rest Home 16 Munster Road Poole BH14 9PU	Demolition of existing buildings and erection of 4 Detached Dwellings, with associated access, parking and boundary treatments	13-May-26	WR
P/26/00193/FUL	48 Branksea Avenue Poole BH15 4DP	Demolition of the existing buildings and construction of a replacement detached house with detached garage, swimming pool and associated parking, landscaping and access.	07-May-26	WR
APP/25/00143/F	86 Churchill Road, Poole, BH12 2LU	Convert a semi-detached property to an HMO (8 units)	07-May-26	WR
APP/25/00144/F	88 Churchill Road, Poole, BH12 2LU	Convert semi-detached property to an HMO (8 units)	07-May-26	WR
P/26/00121/HOU	109 Catalina Drive Poole BH15 1TQ	Loft conversion with a rear dormer window and two front dormer windows to dwellinghouse	01-May-26	HH
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	28-Apr-26	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	27-Apr-26	WR
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.	27-Apr-26	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	27-Apr-26	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	22-Apr-26	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	22-Apr-26	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	22-Apr-26	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.	20-Apr-26	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)	15-Apr-26	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.	09-Apr-26	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	08-Apr-26	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.	07-Apr-26	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	01-Apr-26	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.	01-Apr-26	SF
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	31-Mar-26	WR
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	31-Mar-26	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.	30-Mar-26	WR
P/25/04438/HOU	4 Wharncliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	25-Mar-26	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	25-Mar-26	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.	25-Mar-26	WR
P/25/02304/OUT	Park Place 6 North Road	Outline application with Some Matters Reserved for a phased	24-Mar-26	WR

	Poole BH14 OLY	development of up to 115 apartments across 2 separate blocks following demolition of the existing building.		
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	19-Mar-26	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.	12-Mar-26	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.	12-Mar-26	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).	11-Mar-26	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	09-Mar-26	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	09-Mar-26	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	04-Mar-26	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)	03-Mar-26	WR
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	25-Feb-26	WR

		to fenestration addition of rooflights to loft space; internal alterations		
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.	25-Feb-26	HH
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.	24-Feb-26	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	24-Feb-26	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.	23-Feb-26	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	16-Feb-26	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).	12-Feb-26	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	11-Feb-26	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	04-Feb-26	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	03-Feb-26	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	03-Feb-26	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.	27-Jan-26	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	27-Jan-26	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.	27-Jan-26	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	20-Jan-26	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	20-Jan-26	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 storage (B8) use (part retrospective).	20-Jan-26	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	without planning permission, the formation of two additional residential units, by virtue of physical separation from the host dwelling, and each capable of independent occupation with separate facilities allowing for independent day-to-day living, including en-suite facilities and kitchenettes with electrical and counter-top appliances	15-Jan-26	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	12-Jan-26	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	12-Jan-26	WR
APP/23/00822/F	Canford Recycling Centre Arena Way	Demolition and Removal of existing structures and the erection of a Carbon Capture	08-Jan-26	IN

	Poole BH21 3BW	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.		
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	07-Jan-26	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.	07-Jan-26	WR
P/25/03869/ADV	First Floor Flat 15 Holdenhurst Road Bournemouth BH8 8EH	Advertisement consent for the installation of 1no. BT Street Hub	07-Jan-26	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.	07-Jan-26	SF
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.	15-Dec-25	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	10-Dec-25	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.	04-Dec-25	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.	10-Nov-25	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	28-Sep-25	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	20-Aug-25	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.	21-Jul-25	WR
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 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. 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.	14-Jul-25	WR
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.	07-Jul-25	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	01-Jul-25	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.	30-Apr-25	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.	10-Apr-25	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	07-Mar-25	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.	07-Mar-25	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.	06-Mar-25	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	16-Dec-24	WR
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	21-May-24	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.	13-Feb-24	TRF
P/26/01781/FUL	41 Shillito Road Poole BH12 2BW	Change of use from dwellinghouse (Class C3), to seven bedroom/seven person House in Multiple Occupation (Sui generis)	TBC	WR
P/26/01011/CLP	21 Sterte Avenue Poole BH15 2AJ	Lawful Development Certificate for proposal that the existing outbuilding may be used as ancillary residential accommodation incidental to the main dwellinghouse.	TBC	
P/26/00570/CONDR	329 Sandbanks Road Poole BH14 8HZ	Variation of condition 2 (Approved Plans) and 3 (Arboricultural Method Statement) and removal of 13 (Reference to drawing number) of planning permission APP/23/01478/F (Demolition of existing house and erection of four storey block of 7.no flats with associated access and parking) for amendments to include increased floor space on all levels, including widening of balconies and an additional balcony at penthouse level	TBC	WR
P/25/05226/FUL	12A Queens Avenue Christchurch BH23 1BZ	Replacement of the existing dwelling and garage at number 12A Queens Avenue with associated parking and access being retaine	TBC	WR

P/26/01622/FUL	12A Queens Avenue Christchurch BH23 1BZ	Demolition of the existing dwelling and garage and erect a replacement dwelling (self-build) with detached garage with associated parking and landscaping	TBC	WR
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