

# Notice of Western BCP Planning Committee



Date: Thursday, 11 June 2026 at 10.00 am

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

---

## Membership:

### Chairman:

Cllr M Le Poidevin

### Vice Chairman:

Cllr J Clements

Cllr J Challinor

Cllr A Chapmanlaw

Cllr P Cooper

Cllr B Hitchcock

Cllr G Martin

Cllr S McCormack

Cllr K Rampton

Cllr J Salmon

Cllr P Sidaway

---

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

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

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=6522>

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](mailto:democratic.services@bcpcouncil.gov.uk)

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

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](http://democracy.bcpCouncil.gov.uk)

AIDAN DUNN  
CHIEF EXECUTIVE

3 June 2026

**DEBATE  
NOT HATE**



Available online and  
on the Mod.gov app

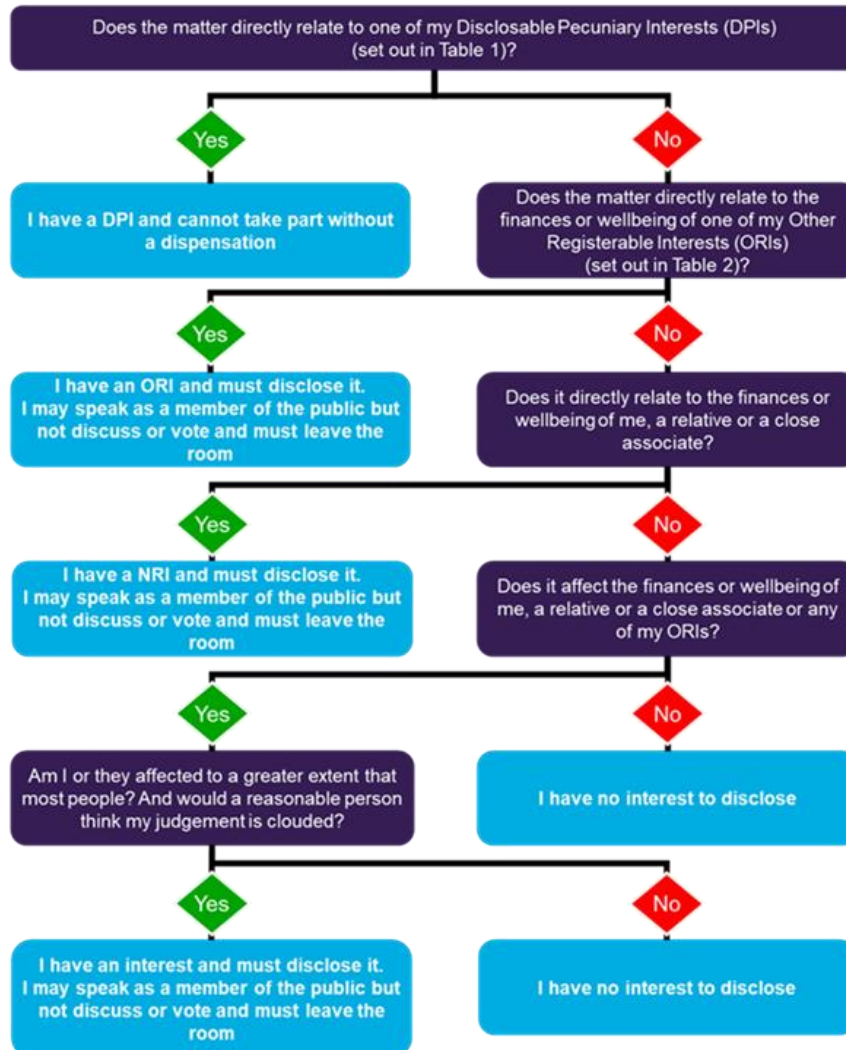


## Maintaining and promoting high standards of conduct

### 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

To confirm and sign as a correct record the minutes of the meeting held on 14 May 2026.

7 - 10

## 5. Public Issues

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

11 - 18

The deadline for the submission of requests to speak is 10.00am on Wednesday 10 June 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

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

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

### Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

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

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

Please refer to the full Protocol document for further guidance.

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

## ITEMS OF BUSINESS

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

- |    |   |         |
|----|---|---------|
| a) | <p><b>41 Shillito Road Poole BH12 2BW</b></p> <p>Newtown and Heatherlands ward</p> <p>P/26/01781/FUL</p> <p>Change of use from dwellinghouse (Class C3) to seven bedroom/seven person House in Multiple Occupation (Sui generis)</p>  | 19 - 40 |
| b) | <p><b>Land South of A35 Upton Road Creekmoor Poole BH17 7AG</b></p> <p>Creekmoor ward</p> <p>P/25/01968/CONDR</p> <p>Variation of condition Nos. 1, 2, 3, 4, 8 and 14 of planning permission APP/24/00641/F as described in that description of development to:</p> <ul style="list-style-type: none"><li>• Extend the limited period to three years from the date of this Decision Notice.</li><li>• Amend the site, building, and court layout (reducing to six courts in total).</li><li>• Reduce the building's scale and footprint.</li><li>• Revise the parking layout and footway link to the central island pedestrian crossing.</li><li>• Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.</li></ul> | 41 - 58 |

## ITEMS FOR INFORMATION

- |    |   |         |
|----|---|---------|
| 7. | <p><b>Appeals Report</b></p> <p>This report updates members of the planning committee on the Local Planning Authority's Appeal performance over the stated period</p> | 59 - 74 |
|----|---|---------|

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.

This page is intentionally left blank

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

Minutes of the Meeting held on 14 May 2026 at 10.00 am

Present:-

Cllr J Clements – Vice-Chairman (in the Chair)

Present: Cllr A Chapmanlaw, Cllr B Hitchcock, Cllr G Martin,  
Cllr S McCormack, Cllr K Rampton, Cllr J Salmon and Cllr P Sidaway,  
Cllr G Farquhar (substituting for Cllr P Cooper)

1. Apologies

Apologies were received from Cllr M Le Poidevin and Cllr P Cooper.

2. Substitute Members

Cllr G Farquhar substituted for Cllr P Cooper.

3. Election of Chair

The current Vice Chair of the Committee presided over this item and sought nominations for the election of Chair. A nomination was received and seconded for Cllr M Le Poidevin. No further nominations were received.

**RESOLVED that Cllr M Le Poidevin be elected as Chair of the Western BCP Planning Committee for the Municipal Year 2026/27.**

4. Election of Vice-Chair

In the absence of Cllr Le Poidevin, the Chairman of BCP Council Cllr L Dedman presided over this item to seek nominations for the election of Vice Chair. A nomination was received and seconded for Cllr J Clements. No further nominations were received.

**RESOLVED that Cllr J Clements be elected as Vice Chair of the Western BCP Planning Committee for the Municipal Year 2026/27.**

The Vice Chair in the Chair presided over the remainder of the meeting.

5. Declarations of Interests

Cllr Rampton declared an interest in item 6a as she had made a representation and recused herself from this item to the public gallery. Cllr Chapmanlaw declared a non pecuniary interest that he was the ward councillor for items 6a and 6c but was not pre determined in these items.

6. Confirmation of Minutes

The minutes of the meeting held on 2 April 2026 were confirmed as an accurate record for the Chair to sign.

7. Public Issues

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

8. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to C of these minutes in the Minute Book. A Committee Addendum Sheet was published on 13 May 2026 and appears as Appendix D to these minutes.

9. Former Homebase Redlands Poole Road Poole BH12 1DN

Alderney and Bourne Valley Ward

P/25/03190/FUL

External alterations associated with the internal subdivision of the unit to create two units, the widening of goods to allow sale of food and drink from Unit 1, provision of new service bay, car park reconfiguration, installation of permanent plant, installation of trolley bays, and associated works.

Objectors:

- None Registered

Applicant/Supporters

- Rebecca Tointon
- Phil Marsden – Applicant M & S

Ward Councillors:

- Cllr Tony Trent

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

Voting: For – 6, Against – 2, Abstain – 0

Notes: Cllr Rampton did not vote inline with her earlier declaration  
Cllr McCormack left the meeting after this item.

10. Cobham Sports And Social Club Merley Park Road Poole BH21 3DA

Bearwood and Merley Ward

P/26/00440/FUL

Installation of additional flood lighting to the existing artificial grass sports pitch (Retrospective).

Objectors:

- Peter Downton – Objector

Applicant/Supporters

- Giles Moir – agent on behalf of the applicant
- Kevin Lobo – Cobham Social Club

Ward Councillors:

- Cllr Richard Burton

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

Voting: For – 4, Against – 1, Abstain – 3

11. 75 Eving Avenue, Poole, BH12 4JG

Alderney & Bourne Valley Ward

P/26/00494/FUL

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

Objectors:

- Nigel Green – Objector to be read by DS
- Andrew Clarke – Objector to be read by DS

Applicant/Supporters

- Jason Moors – BCP Council in support

Ward/other Councillors:

- Cllr Tony Trent
- Cllr Richard Burton as Cabinet Member for Children, Young People, Education and Skills.

**RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report and the addendum sheet plus bat informative.**

Voting: Unanimous

12. 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 12.28 pm

CHAIRMAN

## **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](mailto: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](mailto: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](mailto:democratic.services@bcpcouncil.gov.uk)
- c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
- d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
- e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.

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

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

## **15. Assessment of information / documentation / statement**

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

## **16. Guidance on what amounts to a material planning consideration**

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

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

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

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

[https://www.planningportal.co.uk/faqs/fag/4/what\\_are\\_material\\_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing](https://www.planningportal.co.uk/faqs/fag/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing)

## **Note**

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



# Planning Committee

Application Address	41 Shillito Road Poole BH12 2BW
Proposal	Change of use from dwellinghouse (Class C3) to seven bedroom/seven person House in Multiple Occupation (Sui generis)
Application Number	P/26/01781/FUL
Applicant	ModuVie Ltd
Agent	Applecore PDM
Ward and Ward Member(s)	Newtown & Heatherlands Cllr Millie Earl Cllr Marion Le Poidevin Cllr Sandra Mackrow
Report status	Public
Meeting date	11 June 2026
<b>Summary of Recommendation</b>	<b>Grant in accordance with the details set out below</b>
Reason for Referral to Planning Committee	20+ objections have been received from properties located within a 1-mile radius from the site.
Case Officer	Carolyn Goddard
Is the Proposal EIA Development?	No

## Description of Proposal

1. Change of use from a dwellinghouse (Class C3), to seven bedroom/seven person House in Multiple Occupation (Sui generis)

## Description of Site and Surroundings

2. The existing property is a two storey terrace house finished in red brick with a double height front bay window below a decorative front gable and a slate tiled roof. It is located on the southern side of Shillito Road, within the Parkstone area of Poole. To the front is a boundary wall and piers in red brick which matches the brick finish of the front of the

property. The property is located within a terrace of seven dwellings which have a uniform appearance.

3. Many properties along this side of Shillito Road have informal parking areas at the rear which are accessed through an alley to the west of the terrace, or through Carnegie Close to the south.
4. The character of the area is predominantly residential comprising dwellings in a range of architectural styles and finishes. The site is well located in terms of access to public bus services; it is in close proximity to Ashley Road to the south, providing access to local shops and services.

### **Relevant Planning History**

5. P/26/00618/PNHH - Single storey rear flat roof extension which would extend beyond the rear wall of the original terraced dwelling house by 6 metres, for which the maximum height would be 3 metres and for which the height at the eaves would be 3 metres. Prior approval not required - 23 March 2026.

6. 39 Shillito Road

P/26/00207/FUL - Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store. Refused 7th April 2026.

- Reasons for refusal:

- *The proposal, due to the provision of substandard communal facilities (kitchen/living room) provided within the proposed building would result in cramped and oppressive living conditions for the prospective occupiers, especially with the bedroom sizes being relatively small and not reasonably meeting the needs of the prospective occupants. Furthermore, the proposed development would be served by a small rear garden, which would not provide a sufficient external, private amenity space for the occupants of the proposed development, resulting in cramped living conditions for the prospective occupiers, contrary to the provisions of Policy PP27 (1)(d) of the Poole local plan.*
- *The proposal, due to its nature, would result in an unacceptable level of noise resulting from the over intensification of the use on site, which would be detrimental to the amenities of the adjacent neighbours, and harmful to the established character of the area, contrary to the provisions of Policy PP27(1) of the Poole Local Plan. The overintensification of the use of the site would also result in a change in the character of the local area.*

7. The development to the rear of the site in Carnegie Close relates to application reference 23740/10 - Erect 5 shop units and 18 flats (in accordance with amended drawings received on 07/11/1988. Approved 1988.

### **Constraints**

## 8. Poole Harbour Nutrient Catchment Zone.

### **Public Sector Equalities Duty**

9. 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**

10. 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.
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**

14. BCP Highways – no objection subject to conditions to secure vehicle and cycle parking.
15. BCP Waste and Recycling - no objection.
16. Dorset Wildlife Trust - no response received.
17. BCP Ecology – no objection.
18. Poole Town Council – no response received.

### **Representations**

19. Site notices were posted outside the site on 29 April 2026 with an expiry date of consultation of 21st May 2026.
20. As of 26 May 2026, 35 representations were received, objecting to the proposal for the following reasons:
- Building works began in April
  - There should be a limit to the number of HMOs in an area
  - Queries how seven people will use one kitchen
  - Rooms are single occupancy but have double beds
  - These are two bedroom family homes
  - Bike store in garden leaves very little amenity space, queries why a bike store is needed
  - Concerns this will lead to twelve residents
  - Concerns there will be two next door to each other
  - High potential for disturbance and anti-social behaviour which will be amplified with additional HMOs
  - There will be 8 HMOs within 100m of each other, on a busy road near to a school
  - Ruining a family community with these HMOs
  - Overdevelopment of the site
  - Child safety concerns
  - Single people should live elsewhere in flats, not in these family houses within a quite, family oriented area
  - The previous application was underhand and untransparent and people did not realise what the proposal was for
  - Concerns over activity, noise, visitors, refuse, deliveries, and general coming and going at different times of day and night in a close knit neighbourhood
  - Increased occupancy levels, refuse storage, additional vehicles, and external alterations associated with the HMO would create a visual and environmental impact that is out of keeping with the surrounding properties
  - Concerns over property prices and overconcentration
  - There will be significant traffic and parking issues, they will have cars
  - Pressure on local infrastructure and services with so many new people to the area
  - The area is not that sustainable and people need cars because trains and buses are not sufficient
  - HMOs in the area are highly transient because they are of such poor quality
  - How can a two bedroom property provide a high standard of living for seven people
  - Over intensification of the site that has and will continue to disrupt the lives of local residents
  - Only benefits are for developers.
21. The Society for Poole object to the proposal on the grounds of pressure on infrastructure and services and detrimental increase in population in an overpopulated area.
22. Officer comment: The behaviour of future occupants, house prices and any financial benefit to the developer are not planning matters and cannot be taken into consideration in the assessment of this application.

### **Key Issue(s)**

23. The key issues involved with this proposal are:

- Presumption in favour of sustainable development
- Principle of development
- Impacts on the character and appearance of the area
- Impacts on neighbouring amenity
- Impacts on living conditions of future residents
- Impacts on highways and parking
- Biodiversity and Biodiversity Net Gain
- Sustainability considerations
- Waste collection considerations
- Heathlands, Poole Harbour and CIL contributions

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

## **Policy Context**

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

26. These include specifically the following policies:

### Poole Local Plan (Adopted 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and broad location of development
- PP08 Type and mix of housing
- PP27 Design
- PP28 Flats and plot severance
- PP32 Poole's Nationally, European and internationally important sites
- PP33 Biodiversity and geodiversity
- PP34 Transport strategy
- PP35 A safe, connected and accessible transport network
- PP37 Building sustainable homes and businesses
- PP39 Delivering Poole's infrastructure

### Local documents

- BCP Parking Standards SPD (adopted January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- Nitrogen reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 SPD

### National Planning Policy Framework 2024 ("NPPF" / "Framework")

- Including in particular the following:
- Section 2 - Achieving sustainable development
- Section 11 - Making effective use of land
- Section 12 - Achieving well designed places

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**

### Presumption in favour of sustainable development

27. 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.
28. 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.
29. 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.
30. As of 9 February 2026, BCP Council can demonstrate a 2.55 year housing land supply against the required five year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered out of date, as the local planning authority is unable to evidence a five year supply of deliverable housing sites.
31. The existing property is laid out as a 2 bedroom single dwelling (Use Class C3). There is no mechanism to secure the number of bedrooms of the existing dwelling. Under permitted

development rights afforded to the single dwelling, the use can be changed to a small HMO for a maximum of 6 people (Use Class C4) without the need for planning permission. Accordingly, the proposal results in the increase of one additional single occupancy bedroom, equivalent to one additional self-contained flat.

32. The proposed HMO is likely to be a more affordable type of housing that would provide greater choice and meet the needs of those people who might otherwise be unable to afford to rent or purchase a flat or house, whilst making an efficient use of the site and contributing towards the council's housing targets. 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.

### Principle of development

33. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Policy PP2 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors.
34. The site is within a sustainable location (Zone B), with access to shops, services and public transport. As outlined by Policy PP2, the district centres play an important supporting role to the town centre, providing some of the essential services and facilities within convenient walking and cycling distance of each local community. A sustainable transport corridor is defined by the Poole Local Plan as being 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.
35. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel. Significant weight therefore must be applied to the provision of additional residential accommodation which meets these policy objectives.
36. In this instance, the proposal represents a form of development located within the sustainable transport corridor as identified by Policy PP2 and indicated on the Proposals Map, being in a sustainable location close to the local services and facilities and with access to the public transport service stops (bus stations) along Ashley Road. As such, the proposed development to create additional accommodation is acceptable in this sustainable location where residential development is supported in accordance with the provisions of Policies PP2, PP34 and PP35. The principle of the development is therefore considered acceptable and is appropriate in this location.
37. Additionally, Policy PP8 states that "As a mix of all housing types and sizes are needed in Poole and in order to provide flexibility, . . . the Council does not prescribe a particular

housing mix development should follow. The mix will be considered on a case-by-case basis and will be dependent upon the context of the site and any other issues such as viability”.

38. The Poole Local Plan (November 2018) does not contain any specific planning policies relating to HMOs nor is there an Article 4 direction in place restricting the number of HMOs in the area. Moreover, HMOs are considered to provide a much-needed form of residential accommodation and tenure. The application would therefore contribute to the wide range of homes and mix of tenure in accordance with Policy PP8, as well as contribute to meeting the Council’s housing shortfall.

#### Impacts on the character and appearance of the area

39. Policy PP27 of the Poole Local Plan seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
40. The subject property is located on the south side of Shillito Road and backs onto a parking courtyard and a terrace of dwellings at Carnegie Close, which lies adjacent to the rear of the shops and services along Ashley Road to the south of the site. The property is located centrally within a terrace of seven dwellings which have a uniform appearance.
41. The proposal involves extending the property at roof level to create habitable rooms within the roof space, and the erection of a single storey rear extension to facilitate a change of use to a 7 bed HMO. It is proposed to erect a full width dormer to the main roof slope together with a roof extension on top of the dwelling’s protruding back addition. The proposed dormer and extension on top of the back addition would have flat roofs, be set above eaves level but would not project above the main ridge height. The proposed roof extension would not be visible from Shillito Road and as such the proposal would preserve the character and appearance of the street scene.
42. Due to their scale and location, the proposed dormer and roof extension would be clearly visible in public views in Carnegie Close at the rear and would stand out within the terrace which is otherwise unaltered at roof level. However, it is recognised that the proposed rear dormer and roof extension can be built within permitted development rights attributed to the property as a single dwelling. The proposed extensions would also be similar to the roof extension at 55 Shillito Road to the west of the site for which no records exist, presumably built as permitted development.
43. The proposal would also implement the previously approved larger single home extension ref: P/26/00618/PNHH for a single storey rear extension spanning six metres off the back wall. The proposal indicates that this would be carried out under permitted development regulations prior to the change of use from a C3 dwellinghouse to a C4 HMO so there is no objection to this element which would also be built within permitted development rights attributed to the property as a single dwelling.
44. Given the design and scale of the extensions, the proposal would not result in significant harm to the character or appearance of the area. Accordingly, having regard to the fallback position and in a context of varied roofscapes behind a consistent frontage, the overall character and appearance of the building and its contribution to the street scene would not be significantly altered and would overall continue to reflect local characteristics.

45. With regard to the change of use from a residential dwelling to an HMO, it is acknowledged that permitted development allows for a change of use from a residential dwelling (Class C3) to a small HMO (Class C4) for a maximum of 6 people. The intensification to be assessed in this instance therefore relates to one additional single bedroom that would be created over and above the permitted development rights for the dwelling. The change of use to a large HMO (Sui Generis) for 7 single bedrooms would increase the comings and goings of the dwelling and increase the waste storage and cycle provision required. However, that intensification is only marginally increased by one additional bedroom, such that it is not considered that the intensification of the occupation of the property would have a detrimental effect upon the character and appearance of the area.
46. With regard to the outbuilding proposed for cycle storage, this would be a single storey building erected within the rear garden adjacent to the eastern side boundary. It would be within a building of 4.4 x 3.7 metres with a shallow single pitch roof. The building would be fairly large in relation to the scale of the rear garden though would meet the requirements of the relevant policies and be akin to the outbuildings present in the rear gardens of other properties in the terrace. Therefore, it would not result in any detrimental impacts on the character and appearance of the area. The location for bin storage would be to the rear of the curtilage near to the proposed parking space however there is no bin store building proposed.
47. The proposed waste storage within the site would not result in a disproportionate demand for space and would not result in a cramped appearance. The residential use of the site would be maintained and as such, the proposed use of the building as 7 bed HMO with associated domestic paraphernalia would not cause adverse harm to the character and appearance of the area in accordance with Policy PP27 of the Poole Local Plan (2018).
48. For these reasons, it is concluded that the proposal would not have a harmful effect on the character and appearance of the property and local area and would accord with Policy PP27 of the Poole Local Plan 2018.

#### Impact on neighbouring amenity

49. Poole Local Plan Policy PP27 expects that all forthcoming developments are required to have a good standard of design. Sub section C of the policy requires proposals to be compatible with the surrounding uses and should not prejudice and result in a harmful impact on neighbouring residential amenity when considering levels of sunlight/daylight, privacy, noise and whether the development is overbearing or oppressive.
50. In terms of the change of use, the proposal would result in a 7 bedroom HMO on the site. As stated above, permitted development allows a change of the use of the house to a 6 person HMO and therefore the assessment in this instance relates to the impact of one additional single bedroom/person living at the property. This intensification is minor and would not have a materially detrimental impact upon the living conditions of occupants of neighbouring properties in terms of noise or disturbance.
51. The proposed dormer and extension on top of the back of the roof would not have any impact upon neighbouring properties across the road to the north, to the rear or to No 39 Shillito Road to the east. The proposed dormer and roof extension would not project beyond the rear or side elevations (respectively) and would not have an overbearing or oppressive impact upon the occupants of No 43 Shillito Road which adjoins the subject property on the western boundary, as they would be set a sufficient distance from the main sitting out area to this garden. These elements would be visible from a bedroom to the rear of number 43

Shillito Road which is recessed into the built form, however, would not cause significant harm to this neighbour. It is also recognised that the proposed rear dormer and roof extension can be built within permitted development rights attributed to the property as a single dwelling.

52. In terms of privacy, two windows are proposed to the dormer, both of which would face out over the rear of the dwelling and back garden and would serve the proposed bedroom 6 to the rear of the dormer and its proposed en-suite. There would therefore be no impacts on neighbouring privacy as the proposed outlook would be as existing and would face out over the rear. There may be some views of the neighbouring gardens however the dwelling lies within a residential area and therefore mutual overlooking between gardens is common and it is considered that this window would not significantly increase the level of overlooking over and above the relationship that already exists to a harmful level.
53. The outbuilding to the rear garden would consist of a cycle store and there would also be space for bin storage. The cycle store would be single storey and modest in height and scale, with an outlook over the curtilage of the dwelling at single storey level and would not result in any detrimental impacts on neighbouring amenity.
54. It is therefore overall considered that based on the design, scale, bulk of the proposal, and the orientation of the neighbouring buildings, the proposed development would not have an adverse effect on the living conditions of the neighbouring occupiers.
55. The proposal would therefore accord with Policy PP27 of the Poole Local Plan, which supports new development where it would not result in a harmful impact upon amenity in terms of being overbearing or oppressive for neighbouring residents.

#### Impacts on living conditions of future occupiers

56. The proposed HMO would have 7 bedrooms over three floors; each of with en-suite facilities. The submitted details show that all rooms would be single occupancy to accommodate seven people.
57. Each occupant would have access to appropriate bathroom facilities, with all bedrooms having an en-suite bathroom. The property would also feature a kitchen with 1 x kitchen sink with a draining board and a dish washer, 2 x ovens and hobs and 2 x fridge freezers to ensure adequate provision for all residents. When measuring the layout of the kitchen, there would be sufficient counter space to meet the requirements for seven people in order to comply with BCP Council's Amenity Standards for HMOs requirements. The kitchen leads onto a communal living area; together the kitchen and living area would be 27sqm which would be sufficient in scale for seven people.
58. The accommodation on the ground floor would comprise two bedrooms, each with a small en-suite, and the kitchen and communal space with access to the garden through a side door. The proposed first floor would have three bedrooms with ensuite facilities and second floor with two bedrooms, both also with en-suites, and an additional bathroom to the first floor. All bedrooms would have sufficient outlook from new or existing windows; the proposed rear bedroom within the roof space would have light and outlook from the proposed dormer window whilst the bedroom at the front would have light and outlook from two rooflights, positioned 1.5 metres from floor level. Whilst this outlook would be mainly to the sky, in a recent appeal decision (ref: 6002858) at 10 Sopers Lane, the Planning Inspector considered that outlook from a bedroom served solely by a rooflight would provide acceptable living conditions for future occupiers with particular regard to light and outlook.

59. The occupiers of each of the rooms would have access to the communal lounge and kitchen, as well as to a private garden of a sufficient size. Taking all the above factors into account, having regard to the level of occupation, together with the overall size and configuration of the building, the proposal is considered to provide a reasonable standard of accommodation for seven occupiers that would not result in unduly oppressive and restrictive living space for occupants of the HMO. The proposal would therefore comply with BCP's Amenity Standard Requirements for Shared House HMOs document, and Policy PP27 of the Poole Local Plan 2018, which requires satisfactory internal amenity conditions for new occupiers.

#### Impact on highways and parking

60. The site is located within a sustainable location (Zone B), close to the Ashley Road local centre, with good access to shops, services and public transport. BCP Highways were consulted on the application and noted that the proposal would utilise the existing rear access and parking area. The proposed car parking would meet Parking Standards SPD (2021) guidelines of one parking space per HMO, which will be conditioned to ensure that the parking remains unallocated and available for all residents and visitors.
61. BCP Highways considered that sufficient secure and covered cycle parking would also be provided to meet guidelines, with capacity for one cycle per bedroom (to total seven spaces), which would also have been secured by condition.
62. It is therefore overall considered that the proposal would be unlikely to give rise to significant highway safety concerns and would comply with Policy PP35 as well as the BCP Parking Standards SPD. The proposal is therefore supported on highway grounds subject to conditions to secure vehicle and cycle parking.

#### Biodiversity and Biodiversity Net Gain

63. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection of, and where possible, a net gain in biodiversity.
64. BCP Ecology raise no objection to the proposal, subject to an informative to cease works if bats are found.
65. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. The application form states that the proposal is a change of use and would be de minimis as the development would not affect 25 square metres of on-site habitat or 5 metres of on-site linear habitats. A de minimis exemption statement has been submitted in support which states that the development does not impact an onsite priority habitat and that the proposed extension, which can be built as permitted development (akin to householder development which are also exempt from BNG) would have a footprint of less than 25 square metres. It states that "These works can be undertaken regardless of the outcome of the proposed development and therefore are considered exempt for the same reason."
66. The footprint of the rear extension would be 19.5 square metres and the footprint of the cycle store would be 16.7 square metres which together would exceed 25 square metres,

however, as the extension is to be built as permitted development and this application is for the change of use and cycle store only it is accepted that the proposal is below the threshold and would not affect 25 square metres of on-site habitat or 5 metres of on-site linear habitats.

67. Therefore, the proposal qualifies for exemption from BNG as it de minimis as per the criteria.

#### Sustainability considerations

68. Being an existing building, it would be more challenging to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. Moreso, the habitable rooms set within the ground and upper floors would have access to sufficient daylight & sunlight via the existing and new windows (on the proposed dormers), which is considered to provide enough access to natural light and therefore reducing the need to use artificial light which support the aims of Policy PP37 of Poole Local Plan.

#### Waste collection considerations

69. With regards to refuse and recycling provision, Policy PP27 (g) of the Poole Local Plan states that, amongst other criteria, development must provide convenient waste and recycling arrangements in accordance with the relevant standards.
70. The proposal relates to an existing building currently being used as residential with associated amenities within the site.
71. Having been consulted, BCP Waste Authority raise no objection and advise that if the HMO generates more waste than the standard and additional allowance, the landlord/managing agent must either arrange for the removal of the waste themselves or pay a registered waste carrier to do so.

#### Heathlands, Poole Harbour and CIL compliance

72. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. 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. 105.
73. 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 £ £2,082, plus a £104 administration fee as per April 2026 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

74. In the Poole area, planning applications for residential development will have to avoid adverse effects on the integrity of Poole Harbour caused by the disturbance to protect birds. To mitigate the impact of additional visitors to the harbour we will seek contributions towards Strategic Access Management and Monitoring (SAMM) in accordance with the Poole Harbour Recreation SPD
75. 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 £743 plus a £37 administration fee as per April 2026 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

#### Nutrient Pollution in the Poole Harbour Catchment

76. The majority of nitrogen entering Poole Harbour is generated from agriculture, such as from nitrogen fertilisers and livestock manure. However, evidence gathered by Natural England and the Environment Agency indicates that a proportion of nitrogen pollution is generated from residential development within the Harbour's catchment via the discharge of treated wastewater effluent which has an adverse impact on the harbour's integrity as a habitat site.
77. Poole Harbour is an outstanding natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
78. Scientific evidence has shown that high levels of nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of algal mats which have become widespread across the Harbour. These algal mats in turn degrade the Harbour's habitat by restricting the growth, distribution and variety of important food (invertebrates) that is available for wading birds that are protected under European law and smothering estuarine habitats.
79. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on Poole Harbour SPA & Ramsar. Natural England advise that all new residential developments within the catchment should achieve 'nutrient neutrality'. If they do not, then additional nitrate loads could enter the water environment causing significant adverse effects.
80. The applicant has submitted a copy of the Natural England approved calculation of nitrate load from the development into the Poole Harbour SPA & Ramsar, and this is considered to be correct. This demonstrates that the total annual nitrogen load to be mitigated is 0.78 TN per year. The applicant would need to provide credits for the required nitrate load to offset the impacts of the development.
81. There would be a Likely Significant Effect from the proposed development and in the absence of mitigation, it would not be possible to conclude that there would not be an adverse effect on the integrity of the Poole Harbour SPA & Ramsar. However, taking this into account, subject to a Grampian condition requiring the purchase of the required credits it is considered that the proposal would successfully mitigate the harm that would be caused by the increase of nitrate load from the development into the Poole Harbour SPA & Ramsar

and therefore is compliant with Policy PP32 Poole's nationally, European and internally important sites of the Poole Local Plan.

82. A separate Appropriate Assessment accompanies this planning decision.
83. This scheme is also liable for CIL contributions which will become due upon commencement of development.

### **Planning Balance / Conclusion**

1. The Council cannot currently demonstrate a supply of suitable sites for housing. Furthermore, the results of the latest housing delivery test, published December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and Footnote 8 of the NPPF apply and require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole.
2. In this instance, the benefits of the proposal include the provision of one smaller unit of residential accommodation that would assist in meeting needs in the area, support for local facilities, and the creation of jobs during the construction phase.
3. The proposed development lies within a Sustainable Transport Corridor (STC), where Policy PP2 of the Local Plan says that concentrating higher density housing development will provide a focus for investment in infrastructure, such as bus services, cycling and walking facilities, enabling residents to access key facilities and services without needing to travel by car.
4. The proposal would contribute to the Framework's aim of significantly boosting the supply of homes. Although it would only deliver 7 self-contained units of accommodation, Paragraph 70 of the NPPF says that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. It goes on to say that great weight should be given to the benefits of using suitable sites within existing settlements for homes.
5. The proposal would also align with the Framework's aim to make effective use of land. Paragraph 124d) says planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
6. There would be economic benefits arising from the ongoing spend of future occupants in the local area. These benefits would contribute to the Framework's aim to build a strong, competitive economy. The small scale of the scheme means, however, that these benefits would be limited, so they carry little weight.
7. In the light of the acknowledged shortfall in housing land supply, the benefit of making more effective use of the site to provide an additional 7 bedrooms of accommodation in an urban location near to sustainable transport routes carries significant weight. The proposal is therefore considered acceptable in principle, and in addition, would not result in harm to the character and appearance of the area, neighbouring amenity, or highway safety. The proposal would result in acceptable living conditions for future residents and would result in

acceptable impacts on biodiversity and sustainability grounds. The proposal would accord with the policies within the development plan and is therefore granted subject to conditions.

## **Recommendation**

8. To Grant Planning Permission subject to;

- a) The satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Heathlands SAMMs and Poole Harbour Recreation SAMMs by securing the payment of financial contributions and conditions (below), AND
  - i. Financial contribution of £2,082, plus a £104 administration fee towards Heathlands Mitigation.
  - ii. Financial contribution of £743 plus a £37 administration fee towards Poole Harbour Recreation SAMMs
- b) That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary, AND
- c) That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, AND along with the following 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:
  - Block Plan
  - Location Plan
  - Cycle Store Layout & Elevations
  - PG.1172.5 - 03 D Proposed Floor and Roof Plans, Elevations & Section PlanReason: For the avoidance of doubt and in the interests of proper planning.
3. The use hereby permitted shall not be occupied by any more than 7 persons at one time.  
Reason: In the interest of the quality of living accommodation provided in accordance with Policy PP27 of the Poole Local Plan 2018.
4. The car parking area to the rear of the site, as shown on the approved plan, shall be used for visitor parking and loading purposes only and shall be kept clear and always remain available for those purposes thereafter. At no time shall the parking area be used for general residents parking associated with the approved development.

Reason: In the interests of highway safety in accordance with Policy PP35 of the Poole Local Plan 2018.

5. No part of the development hereby permitted shall be occupied unless the bicycle parking facilities shown on the approved plans have first been fully constructed and laid out in accordance with the specification as set out in the approved plan. Thereafter, the approved bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

Reason: To secure the provision of a secure bicycle store and access which is safe to use and to help promote alternative sustainable means of transport in relation to the development in accordance with Policy PP35 of the Poole Local Plan 2018.

6. Prior to the property being brought into sui generis use, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan must include full details of the management company (or equivalent) responsible for overseeing the operation of the property, including clear contact information for residents to raise any concerns relating to the use of the premises, particularly in respect of noise. The approved management plan shall be implemented in full, prior to the property being brought into sui generis use, kept up to date as necessary, and retained for the lifetime of the development.

Reason - To preserve neighbouring amenities and in accordance with Policy PP27 of the adopted Poole Local Plan (November 2018).

7. Prior to the commencement of any development hereby approved the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour SPA and Ramsar must have been secured from an accredited nutrient provider. A copy of the Nutrient Credit Certificate demonstrating that purchase must have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

8. Prior to the occupation of the development hereby approved, details of all biodiversity enhancement measures shall have first been submitted to and approved in writing by the local planning authority. The full details shall in particular include technical specifications, the number, location and siting of:
  - (i) a minimum of 2 bird and bat boxes to be built into the development; and
  - (ii) a minimum of 2 swift bricks and bee bricks (or reasonable equivalent) to be built into external elevations.

No part of the development shall be occupied or otherwise brought into use unless the approved enhancements have been fully provided as approved and thereafter those mitigations and enhancements shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purposes.

Reason: To ensure clarity on the extent of identified required biodiversity measures and in the interest of helping conserve and enhance the biodiversity and habitats in the locality, and in accordance with Poole Plan Policy PP33.

## **Informatives**

1. The applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase onstreet residents parking permits or visitors parking permits in the locality of the site. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

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

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

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

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

4. The necessary contributions towards SAMM arising from the proposed development have been secured by a legal agreement and have been received.

5. This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant

effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

### **Background Documents:**

P/26/01781/FUL

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

Notes.

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

Reference to published works is not included.

Case Officer Report Completed:

Officer: Carolyn Goddard

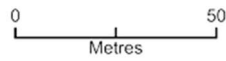
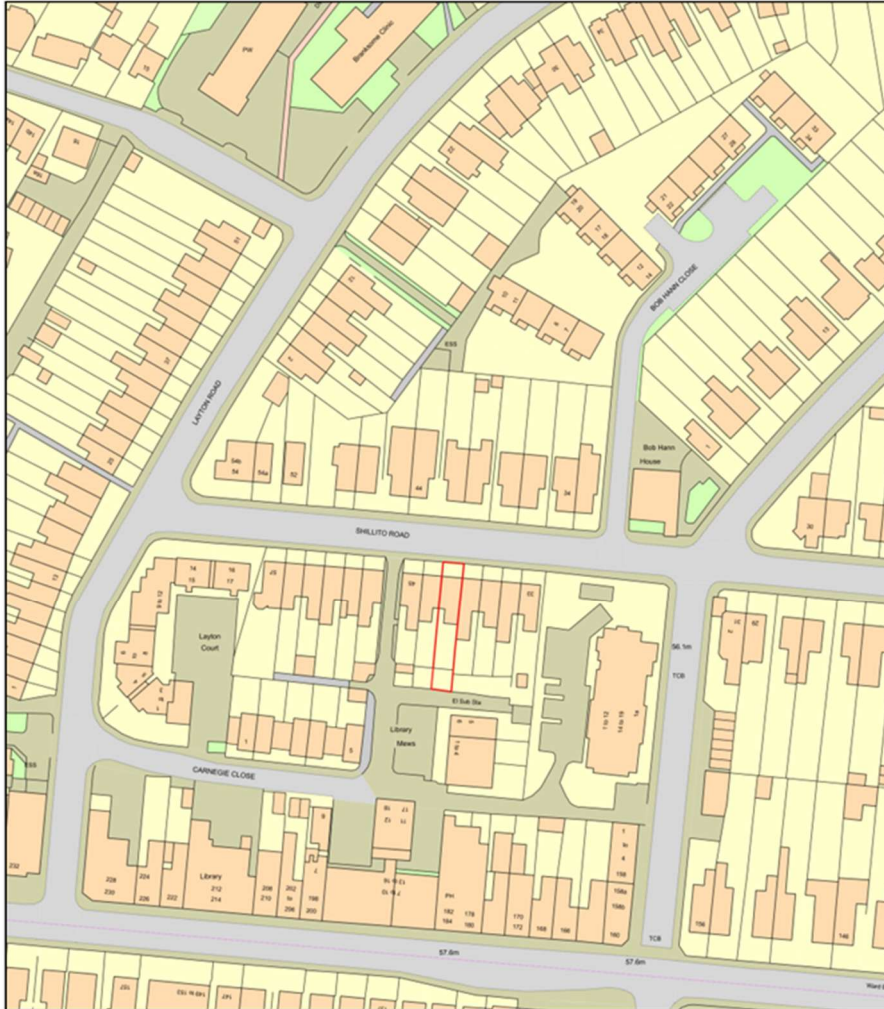
Date: 26 May 2026

Agreed by: Katie Herrington

Date: 28/05/2026

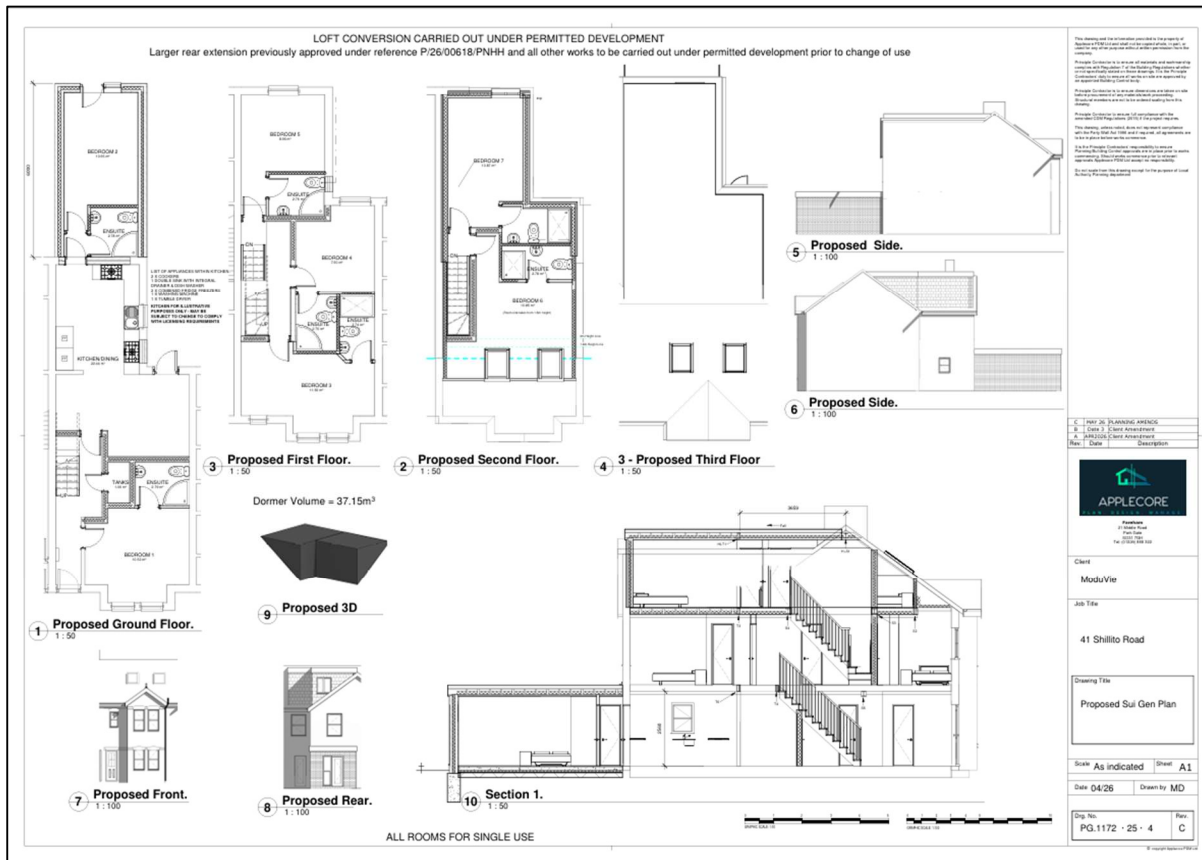
Comment:

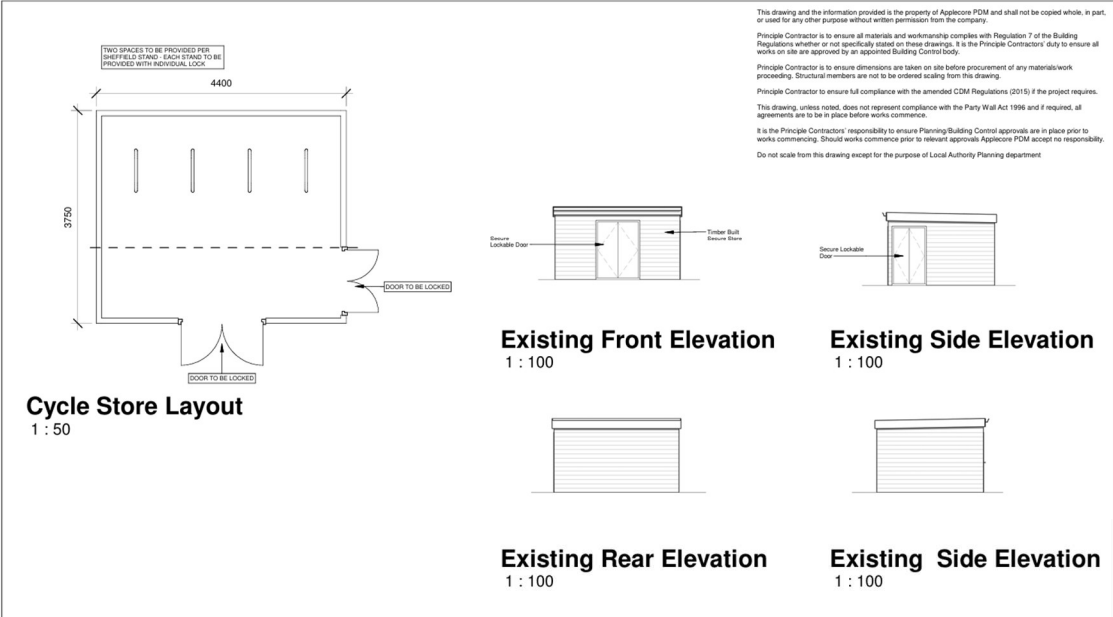
# 41 Shillito Road



Plan Produced for: Applecore PDM  
Date Produced: 17 Apr 2026  
Plan Reference Number: TQRQM26107160140299  
Scale: 1:1250 @ A4

© Crown copyright and database rights 2025 OS 100042766





Rev.	Date	Description

**APPLECORE**  
PLAN · DESIGN · MANAGE

Fareham  
21 Middle Road  
Park Gate  
SO31 7GH  
Tel: (01329) 888 322

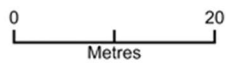
Client
Job Title

Drawing Title
Cycle Store - Sheffield Cycle Stand

Scale	As indicated	Sheet	A3
Date		Drawn by	
Drg. No.	0 · 0 · 01	Rev.	

© copyright Applecore PDM Ltd

# 41 Shillito Road



Plan Produced for: **Applecore PDM**  
Date Produced: 17 Apr 2026  
Plan Reference Number: TORQM26043135258552  
Scale: 1:500 @ A4

© Crown copyright and database rights 2025 OS 100042766



# Planning Committee

Application Address	Land South of A35 Upton Road Creekmoor Poole BH17 7AG
Proposal	<p>Variation of condition Nos. 1, 2, 3, 4, 8 and 14 of planning permission APP/24/00641/F as described in that description of development to:</p> <ul style="list-style-type: none"> <li>• Extend the limited period to three years from the date of this Decision Notice.</li> <li>• Amend the site, building, and court layout (reducing to six courts in total).</li> <li>• Reduce the building's scale and footprint.</li> <li>• Revise the parking layout and footway link to the central island pedestrian crossing.</li> <li>• Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.</li> </ul>
Application Number	P/25/01968/CONDR
Applicant	Cross Court Padel Limited
Agent	Pure Town Planning
Ward and Ward Member(s)	<p>Creekmoor</p> <p>Cllr Judes Butt</p> <p>Cllr Paul Slade</p>
Report Status	Public
Meeting Date	11 June 2026
Summary of Recommendation	GRANT, subject to conditions outlined in the report
Reason for Referral to Planning Committee	The development site is a council owned land and the original planning application was considered by the Planning Committee on 10 <sup>th</sup> October 2024
Case Officer	Monika Kwiatkowska
Is the proposal EIA Development?	No

## 1. Description of Proposal

2. The proposal is seeking to make the following changes to the already approved scheme: The changes are summarised below:
- Extend the limited period to three years from the date of this Decision Notice (Condition 1).
  - Amend the site, building, and court layout (reducing to six courts in total) (Conditions 2 and 14).
  - Reduce the building's scale and footprint (Condition 2).
  - Revise the parking layout and footway link to the central island pedestrian crossing (Conditions 3, 6, 8 and 14).
  - Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.

### 3. **Description of Site and Surroundings**

The application site known as Creekmoor Park and Ride facility was originally built around 2003 but has seen very limited use for that purpose. It has been used for various other temporary uses over the years including a temporary fire station 2007-8 and was last used as a regional COVID-19 testing facility 2020-2022. The site has been vacant and unused since the testing facility closed in April 2022.

The application site is located on a narrow triangle of land between Upton Road and A350 Upton Bypass. The Creekmoor Park and Ride site comprises two adjacent large areas of tarmac hardstanding with access roads. These tarmac areas are part of overall Park and Ride site

The hardstanding areas are laid out with parking spaces and punctuated by small rectangles of soft landscaping. The application site is located on towards the northwestern end of the park and ride site. To the south-east and north-east of the site are matured trees and hedging.

To the east is the remaining tarmac parking area of the Park and Ride site. To the south beyond a hedge is the dual carriageway A35/A350, with a field and the shore of Holes Bay beyond. To the west of the application site is a mini roundabout on Upton Road, which forms one of the two entrances to the park and ride site. Beyond this, the Upton Road runs alongside the dual carriageway up to the Upton Gateway Roundabout junction.

Construction has commenced on site based on the extant planning permission. However, the development is not yet completed according to the applicant and evidence present on site. The site is fully operational and open to the public.

#### **Relevant Planning History:**

4. 98/34305/000/P: Outline application to form Park and Ride Site. Granted.
5. 01/34305/001/W: Option A - Reserved matters application to construct car park for Park & Ride Scheme - Phase I (West of Copse) 535 spaces with vehicle access from Upton Road/Creekmoor Lane roundabout and bus access via signal crossing on the Upton Bypass, bus shelter and small security building. (amended by plans received 15/11/01, 3/1/02 & 10/1/02 with letter dated 10/1/02). W4/10.1.02
6. APP/24/00642/A: Advertisement application for 2 large banner signs on front and rear and 3 smaller signs on the 3 sides of the entrance canopy. - Withdrawn
- APP/24/00641/F: Change of use for a new temporary indoor padel centre building for 3 years with ancillary changing café/bar and associated car parking. Granted.

#### **Constraints**

7. The entire site is allocated as a Park and Ride facility within Policy PP36 of the Poole Local Plan.

## 8. **Public Sector Equalities Duty**

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**

14. BCP Highway Authority: supports the scheme, subject to conditions
15. BCP Environmental Health Officer: no comments offered
16. BCP Waste Collection Authority – the development requires commercial waste collection by the chosen waste collection provider.
17. BCP Biodiversity Officer: raised objection on the ground that the proposal to remove the green wall will contradict the aims of the National Planning Policy Framework (2024) paragraph 187 “which seeks that Planning policies and decisions should contribute to and enhance the natural and local environment.

### **Representations**

18. Site notices were posted outside the site on 24 June 2025 with an expiry date for consultation of 15 July 2025. No representation made. Following the negotiations with the applicant, to include the revision of further conditions to the assessment of the revised scheme, site notices were in the vicinity of the site on 24 of June 2025, with an expiry date for consultation of 15 of July 2025.

### **Key Issue(s)**

The key issue(s) involved with this proposal are:

- Principle of the proposed works,
- Impact on character and appearance of the area,
- Highway Impacts,
- Ecology and Biodiversity Net Gain considerations.

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

### **Policy context**

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

#### **Poole Local Plan (Adopted 2018)**

PP1 Presumption in favour of sustainable development

PP2 Amount and Broad Location of Development

PP26 Sports, recreation and community facilities

PP27 Design

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP36: Safeguarding strategic transport schemes

PP37 Building Sustainable Homes and Businesses

PP38 Managing flood risk

PP39 Delivering Poole's Infrastructure

#### **Supplementary Planning Documents:**

BCP Parking Standards SPD (adopted January 2021)

#### **National Planning Policy Framework ("NPPF" / "Framework")**

### **Planning Assessment**

#### **Principle of development**

21. After the previous application (APP/24/00641/F) was determined, the BCP Council formally withdrawn the draft BCP Local Plan and draft CIL Schedule. This decision was made at the Council meeting on 3 June 2025. A letter was sent to the Planning Inspectors confirming the decision.
22. The policies in the draft BCP Local Plan therefore no longer carry any weight. However, evidence supporting the draft Local Plan will potentially continue to carry a degree of weight (this will depend on matters such as which evidence it is, its relevance to a proposal and future changes in circumstance).

23. The Council has recently undertaken a public consultation on Strategic Transport Priorities for the BCP Council area. The current Creekmoor P&R site is cited in scheme B3 which outlines the use of the Creekmoor site for a Park and Ride operation to Poole town centre, as part of a package of measures to reduce traffic on the local road network.
24. The principle of the proposed development of the site has been established by the earlier approval of planning permission APP/24/00641/F. There have been no material changes to both national and local planning policy context and to the setting and condition of the site that would alter this previous assessment and give reason to object to the principle of the development.
25. The current planning application seeks a 3-year temporary consent starting with the issue of the Decision Notice for this application, aligning the lifetime of the development with the lease agreement dates. Such timescale is unlikely to prejudice the realistic timescale of the introduction of a strategic transport scheme on the site, as advised by the BCP Highways Authority. The renewal or extension of this permission can be considered before that 3-year date expiry date and at that time, subject to further consideration of any strategic transport proposals for the site.
26. As such, the principle for the proposed use as padel courts on site remains acceptable, subject to the temporary permission to use the site and the compliance of the revised scheme with the adopted policies. Condition 1 attached to previous planning permission (APP/24/00641/F) can therefore be altered accordingly.

#### Impact on character and appearance area

27. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
28. The locality may be described as an urban fringe location comprising a mix of built-up areas, woodland and other open greenspace and dominant transport infrastructure.
29. The padel courts, along with some of its associated infrastructure, have been already built and the use of the development commenced. The S73 application deals with the discrepancies between the approved plans and the development as built, including the reduction of the footprint of the padel court building, changes to the revised site layout, internal changes to the floor plans and elevational changes relating to the artificial green wall screening and roof finishes.
30. The changes to the site layout are as follows: the footprint of the building is significantly reduced in width; however, its height and length remain unaltered, spanning the majority of the length of the site. The site's layout is revised, showing details of the pedestrian gate and footway linking the site with the public domain. Revised parking layout is proposed, including a reduced scale cycle parking provision and EV charging points. These changes positively impact the character and appearance of the area due to their reduced scale and mass.
31. Notwithstanding the above, the proposed revised screening to the elevations and the roof remain of importance to the considerations of the visual impacts of the scheme. These details were originally intended to soften the visual impact of the built form in terms of massing and bulk, particularly when viewed from the adjacent highway. The revised details provide acceptable, high-quality screening, ensuring the development blends with its surroundings well, without appearing prominent in its setting, in line with the provisions of Policy PP27 of the Poole Local Plan. Condition 2 can be amended to include the revised details of the green walls and the roof finishes.
32. The applicant also submitted revised floor plans, showing the development as built internally. These plans include the reduction in padel courts (from 7 to 6), as well as the precise location of the changing rooms, small café and an office area on the ground floor of the building. The scheme omits the previously approved mezzanine floor. These internal changes have no impact on the overall visual amenity of the area and can be conditioned within the revised Condition 2 for clarity of decision-making.

33. Overall, the scheme remains compliant with the provisions of Policy PP27, which seeks to safeguard local character and appearance. Condition 2 can be revised to include the new plans to ensure consistent and clear decision-making.
34. Whilst not previously conditioned, it is prudent to ensure the implementation of the proposed wall and roof screening within 2 months of the issue of the Decision Notice for this scheme. A condition can be added to the list of original conditions to ensure compliance with the approved details.

#### Highway Impacts

35. Policy PP34 encourages new development to be located within the most accessible locations, which are capable of meeting a range of local needs and will help to reduce the need to travel, reduce emissions and benefit air quality, principally in the town centre, district and local centres, employment areas and along sustainable transport corridors.
36. Policy PP35 encourages new development to maximise the use of sustainable forms of travel; provide safe access to the highway; accord with the Parking & Highway Layout in New Development SPD.
37. The current scheme is seeking changes to the parking layout to facilitate the provision of a footway link to the central island pedestrian crossing point. A gated access is provided, details of which have been implemented and were verified on site (Condition 3 of the original permission required submission of these details).
38. The scheme also revises the parking layout (Condition 8), providing 18 car parking spaces, 4 EV charging spaces and 3 disabled spaces on site, with further provision of the overflow parking (unspecified numbers) to the northern side of the building. Condition 14 of the original approval secured 32 parking bays on site. The current proposal represents a reduction of parking provision to the overall 25 parking spaces (and the additional unspecified provision within the overflow car park).
39. Furthermore, an 8 hoops bike shelter is currently proposed, reducing the previously conditioned provision of 55 cycle store on site (Condition 4).
40. The development would continue to use the existing vehicular access, with the revised car parking layout. Following consultation, the Highway Authority advised that currently proposed 25 parking spaces car park would be sufficient to meet the needs of the scheme. Whilst previously 32 car parking spaces were required by condition, the 25 marked out parking spaces (which include 3 disabled bays) plus the overflow car parking area would still provide at least 32 car parking spaces, and possibly more, so the amount of car parking proposed complies with the original approval. The Highway Authority therefore supported the revised plans, subject to the revised wording of Condition 8, which requires the approved car parking plan details to be complied with so this would now cover car parking implementation as well, as previously secured by Condition 8. Consequently, Condition 14 is no longer required and can be removed.
41. As a result, Condition 14 has been removed from the list of suggested conditions appended to this report.
42. In addition, the works to the required footpath link (linking the site with Upton Road) have been completed to provide a new lowered kerb/tactile paved pedestrian crossing facility across Upton Road. This provides a link directly into the car park which is a more direct route than the previous

approved pedestrian route which went around the site boundary to the main vehicle entrance. represents an improvement over the previous arrangement, as it now offers a shorter and more direct route from the pedestrian refuge crossing point on the main road to the building entrance and is supported by the Highway Authority. Condition 3 of the original approval required submission of details of the footway works – as the works have been now completed, this Condition is no longer required and can be amended to ensure the footpath link into the car parks is available during operational hours of the development on site and that no vehicle parking is permitted is allowed in front of the gate. Condition 3 has been amended accordingly to reflect these details.

43. The Highway Authority supported the revised cycle parking provision. The scheme offers 8 cycle parking spaces under a covered shelter. Whilst this amount of cycle parking is less than was approved on the original planning approval (where 55 cycle parking spaces were required). The Highway Authority advised that at the time of granting planning permission for the original scheme, they had no experience of the likely cycle parking demands for Padel Court uses. Since the approval of the original scheme in 2024, however, there have been numerous Padel Court use planning applications across the conurbation, providing further insight into the proportionate requirement for cycle parking for the scheme of this nature and scale. As a result, the proposed 8 space covered and sheltered cycle parking provision is now considered acceptable and meeting the demands from users of the scheme. Condition 4 of the original planning approval required submission of cycle parking details but as satisfactory details have been submitted as part of this planning submission, Condition 4 is no longer required. The implementation of the proposed cycle parking provision can be secured by the revised Condition 8, which has been amended to reflect this requirement.

44. Overall, subject to the revised conditions, the proposed development would be in line with the provisions of the Policies PP34, PP35 and PP36 of the Poole Local Plan.

#### Biodiversity

45. The NPPF at chapter 15 ‘conserving and enhancing the natural environment’ sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

46. There are no protected species on the site that would be adversely affected by the development. Consequently, the proposal is unlikely to cause harm to any protected species and would therefore comply with Policy PP33 of the Poole Local Plan.

47. In addition, the Environment Act 2021 requires a 10% biodiversity net gain (BNG), although certain exemptions apply. This original scheme fell under the *de minimis* exemption for developments below the threshold, as it does not affect any priority habitats and impacts less than 25 square metres (5m x 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows.

48. Accordingly, the development is exempt from BNG requirements and would have no impact on priority habitats.

49. The BCP Biodiversity Officer has been consulted on the scheme and advised that the green wall, previously approved as part of the original scheme, would meet the requirements of the National Planning Policy Framework (2024) paragraph 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 Poole Plan Policy PP33 “enhance biodiversity”.

50. It is noted that the Council’s Biodiversity Officer raised concerns with regards to removal of the ‘green wall’ due to loss of biodiversity on site. However, the proposed screening was not intended to include natural plants or sedum roof, as it is entirely artificial. Furthermore, the screening to the

elevations of the building was reinstated within this application, as shown on the amended elevation plans. For that reason, the scheme would be screened from view but not provide any biodiversity enhancement on site. This, however, would not be materially different from the original permission which also did not include any provision of natural screening or biodiversity enhancement. As such, the current scheme has no impact on the previously approved details from the biodiversity perspective.

51. The scheme, in its current form is therefore acceptable and the compliance with the aims of Policy PP33 Poole Local Plan is not required.

### **Other matters**

52. The proposal to vary the conditions attached to the previously approved scheme APP/24/01077/F would have no further impact on the previously assessed matters of amenity, sustainability, drainage, and waste collection arrangements of the approved scheme. Previously imposed conditions remained relevant in these matters.

53. Furthermore, it is important to note that the following conditions attached to the previous planning permission APP/24/01077/F have been fully discharged and would be complied with should the current application be recommended for approval:

- Condition 9: Contaminated Land
- Condition 12: Tree Protection
- Condition 13: Drainage Works

54. In the case that the proposal is approved, the applicant would be required to comply with the details of the conditions already approved by the Local Planning Authority. The wording of these conditions was amended to reflect the submission of relevant documents required by these Conditions and changed to ensure compliance.

55. Condition 7 attached to the previous permission APP/24/00641/F is no longer be required should planning permission be granted as these matters are now covered by building regulations and therefore the applicant should ensure all Electric Vehicle Charging Points details comply with the relevant Building regulations.

### **Planning Balance / Conclusion**

56. The Council promotes sustainable development, and the National Planning Policy Framework (NPPF) places a presumption in favour of such development at its core.

57. The proposal would deliver some economic benefits during construction and support healthy living for residents, thereby providing associated wider social benefits.

58. The proposed changes would have no impact on the previously assessed scheme, its merits and the principle of development on site.

59. The revised conditions ensure compliance of the scheme with the submitted details, which were found acceptable either through the assessment of this application or through the assessment of the Discharge of Conditions applications which preceded this application.

### **Recommendation**

To grant planning permission

84. To Grant Planning Permission subject to;

- a) That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary, AND
- b) The following conditions;

1. This temporary permission is limited to the period of 3 years starting from the date of this Decision Notice (namely 11/06/2029). Upon the expiry of this period of time, the temporary building hereby permitted, shall cease to operate. Within a month of the expiry of this permission, the building, along with all associated services (cycle stores, plant equipment, and any other paraphernalia associated with its operation), shall be removed from the land and the land shall be restored to its previous state.

The Local Planning Authority shall be advised in writing when the reinstatement of the site has been completed so that it can be checked on site.

Reason – In order to preserve the land allocation of the site, in accordance with the provisions of Policy PP36 of the Poole Local Plan (November 2018). This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

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

Proposed Elevations, Drg no: 202, received 07/05/2026

Roof Plan, Drg. No: 101, received 15/05/2026

Site Location Plan received on 07 Jun 2024

Amended Floor Plans, Drg. No: 100, received 15/05/2026

Site plan, Drg. No: 000, received 12/05/2026

Acoustic Report – Noise Impact Assessment received on 24/09/2024

DE Minimis Exemption Statement received on 02/09/2024

Access Gate Elevations, Drg no: 400, received 25/05/2026

ZeticaUXO Pre-Desk Study Assessment, Ref: PA021280, Date: 18 Dec 2024 – received 19/12/2024

Phase I Desk Study report (Ground Condition Consultants Ltd, Ground Condition Desk Top Study, Report Ref.: J-24-066-R01, Version 3.0, Date: 21/11/2024), received 22/11/2024

Tree Protection Fencing Plan, received 29/10/2024

Drainage Scheme, received 29/10/2024

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

3. The pedestrian access gate, linking the public footway with the site, leading into the car park from Upton Road, shall remain available for pedestrian access at all times, during opening hours of the building hereby permitted.

Furthermore, within 2 months of the issuing of the Decision Notice, "No Parking" markings shall be marked out within the car park adjacent to the pedestrian access gate (which links the site to Upton Road) in order to prevent vehicles from parking in the car park adjacent to this pedestrian access gate. The implemented footway markings shall be retained on site until the expiry of the planning consent, as stated by Condition 1.

Reason: In the interest of providing safe and convenient pedestrian routes in accordance with Policy PP35 of the Poole Local Plan.

4. The bicycle shelter, providing 8 cycle parking spaces, as shown on the approved plans, shall be erected on site in the location indicated on the approved plans and made available to the users of the site within 2 months of the issue of the Decision Notice.

The bicycle shelter shall be made available to the users of the site until the expiry of the planning consent, as stated by Condition 1.

Reason: To encourage sustainable travel and to ensure appropriate amounts of bicycle parking are available in accordance with Local Plan Policy PP35).

5. At all times the use of the building shall be restricted to indoor sport, recreation, or fitness centre under use class E(d) and the ancillary use areas as detailed on the approved plans (Proposed Elevations, Floor Plans & Location, Site Location Plan, Roof Plan and amended Car Parking Plan).

Reason: To ensure appropriate amounts of vehicle parking are available for uses on the site in accordance with Local Plan Policy PP35).

6. The development hereby permitted including the café, padel courts hereby approved shall only be used between the hours of 07:00 – 22.00 Monday to Friday. 07.00 – 21.00 Saturday and 08.00 – 21.00 Sunday and Bank Holidays.

Reason: In the interests of the living conditions of neighbouring occupiers and in accordance with Policy PP27 of Poole Local Plan (2018).

7. The development hereby permitted shall be implemented in strict accordance with the approved site layout, showing access, turning space, vehicle parking and cycle parking. These shall thereafter be always retained and kept available for those purposes until the expiry of the planning consent, as stated by Condition 1.

Reason - In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

8. The development hereby permitted shall be constructed in strict accordance with the details, as approved by the Discharge of Condition letter dated 19/12/2024. For the avoidance of doubt, the approved reports are:

ZeticaUXO Pre-Desk Study Assessment, Ref: PA021280, Date: 18 Dec 2024 – received 19/12/2024  
Phase I Desk Study report (Ground Condition Consultants Ltd, Ground Condition Desk Top Study, Report Ref.: J-24-066-R01, Version 3.0, Date: 21/11/2024), received 22/11/2024

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy PP27 of Poole Local Plan (November 2018).

9. 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 amenity of nearby premises and the area generally in accordance with Policy PP27 of Poole Local Plan (November 2018).

10. At no time shall the level of noise emitted from any part of the application site to which this development relates including the building hereby permitted shall exceed:  
Between (07.00 – 22.00) Monday – Friday and (07.00 – 21.00) Saturday – Sunday (including bank holidays) 5 dB(A) as determined by BS4142:2014+A1:2019 "Methods for rating and assessing

industrial and commercial sound. at any other time 5 dB(A) as determined by BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound, in both cases when measured from any boundary of the application site.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy PP27 of Poole Local Plan (November 2018).

11. Tree protection measures shall be implemented on site in accordance with the approved details, as outlined in the Discharge of Condition letter dated 03/12/2024.

For the avoidance of doubt, the approved plans is:

Tree Protection Fencing Plan, received 29/10/2024

Reason - To prevent trees that are to be retained on-site from being damaged during the construction works, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

12. The drainage works on site shall be implemented in accordance with the approved scheme, as agreed by the submission dated 29/10/2024, in accordance with the Discharge of Condition letter dated 03/12/2024.

Reason - To ensure the provision of a satisfactory means of surface water disposal and to avoid potential land contamination and in accordance with PP38 of the Poole Local Plan (November 2018).

13. The screening to elevations and roof form of the building shall be implemented within 2 months of the issue of the Decision Notice and subsequently shall be retained on site until the expiry of the planning consent, as stated by Condition 1.

Reason: In the interest of visual amenity.

## **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/agent was updated of any issues after the initial site visit,

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

## **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

Case Officer Report Completed

Officer: Monika Kwiatkowska

Date: 22/05/2026

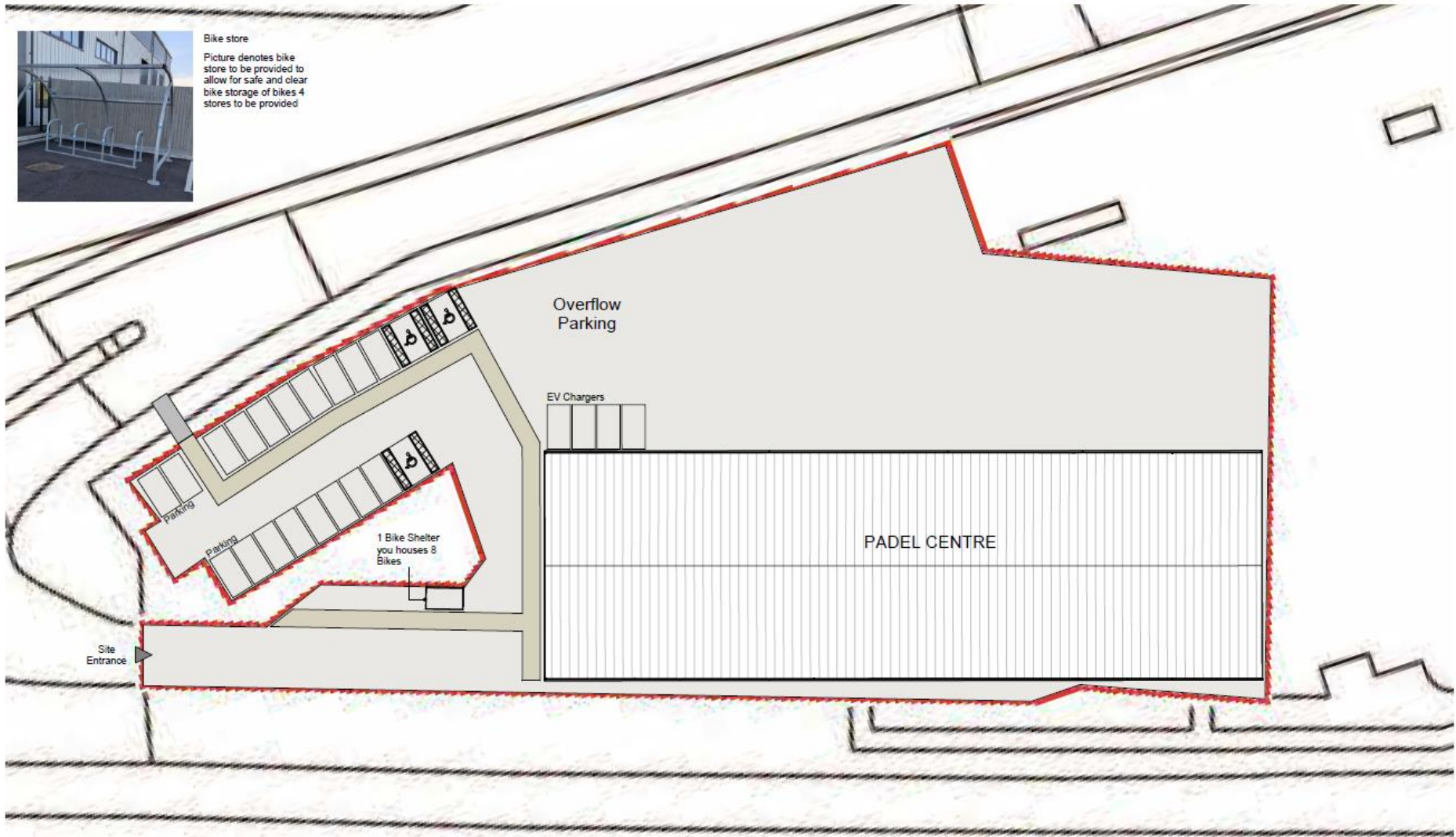
Agreed by: Katie Herrington

Date: 28/05/2026

Comment:



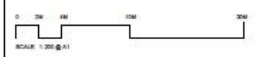
**Bike store**  
 Picture denotes bike store to be provided to allow for safe and clear bike storage of bikes 4 stores to be provided



**1 Site Plan**  
 1 : 200

**Note:**

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.
- All setting and dimensions should be checked on site prior to construction and any discrepancies or errors should be reported to the Architect immediately.
- Drainage survey carried out with laser measure device and subject to minor inaccuracies. Contractor to confirm dimensions on site prior to commencement of works. The survey was not checked and taken from ground level. Coloured heights shown indicate: green wall, floor and roof build-up shown subjectively. Coverages are for planning purposes only and subject to building control and other statutory approvals. No access view available to the left space at time of 09/20.
- Subsided Properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a contract. Do not make other than for planning purposes. All dimensions must be checked by the contractor before commencing work on site. No liability from the drawing for all purposes without prior written consent of the architect. The copyright of this drawing remains with Architectural Design and may not be reproduced in any form without prior written consent.



Site | Date | Details

Issued for: **PLANNING**  
 Project No: 25026  
 Project Name: Upton Road Creelmoor, Poole, BH17 7AG  
 Scale: 1:200 @ A1  
 Drawing No: 000  
 Drawing: Site Plan  
 Rev:

**AG DESIGN**

Architectural Design, 333-335 Blandford Road, Cranborne, Dorset, BH17 7AG  
 01204 364111 | T: (01204) 363030 | www.agdesign.co.uk | info@agdesign.co.uk



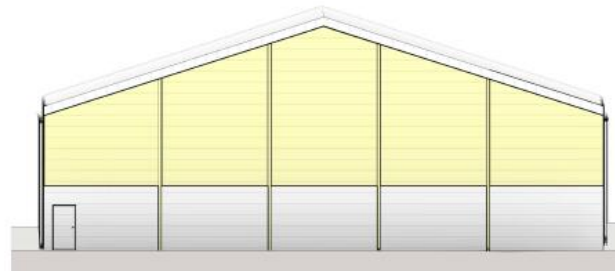
1 Proposed North Elevation  
1 : 100



2 Proposed South Elevation  
1 : 100



3 Proposed West Elevation  
1 : 100



4 Proposed East Elevation  
1 : 100

Material Legend



Notes  
All drawings are subject to Planning and Building Control consent.  
The details shown are for design purposes only and are subject to further design development with suppliers and sub-contractors.  
Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.  
Lifting and lowering of materials should be done in a safe and controlled manner and any equipment and/or personnel should be operated in the intended way.  
Drawing survey carried out with laser scanner device and subject to minor inaccuracies. Contractor to confirm dimensions on site prior to commencement of works. This survey was non-invasive and taken from ground level. Clearer heights shown substantially. Internal wall, floor, and roof built substantially. Drawings are for planning purposes only and subject to building control and other statutory approvals. No access was available to the left side of the site.  
Adjacent Properties and boundaries are shown for the advice purposes only and have not been surveyed unless otherwise stated. All areas shown are to be checked and verified before taking any steps at a decision. Do not build either side of the Planning boundaries. All dimensions must be checked by the contractor prior to any work on site. No deviation from this drawing will be permitted without prior written consent of the architect. The copyright of this drawing remains with AG Design and may not be reproduced in any form without prior written consent.

Ask AI Assistant

Why is this information important?

By using AI Assistant, you agree to [Generative AI User Guidelines](#).

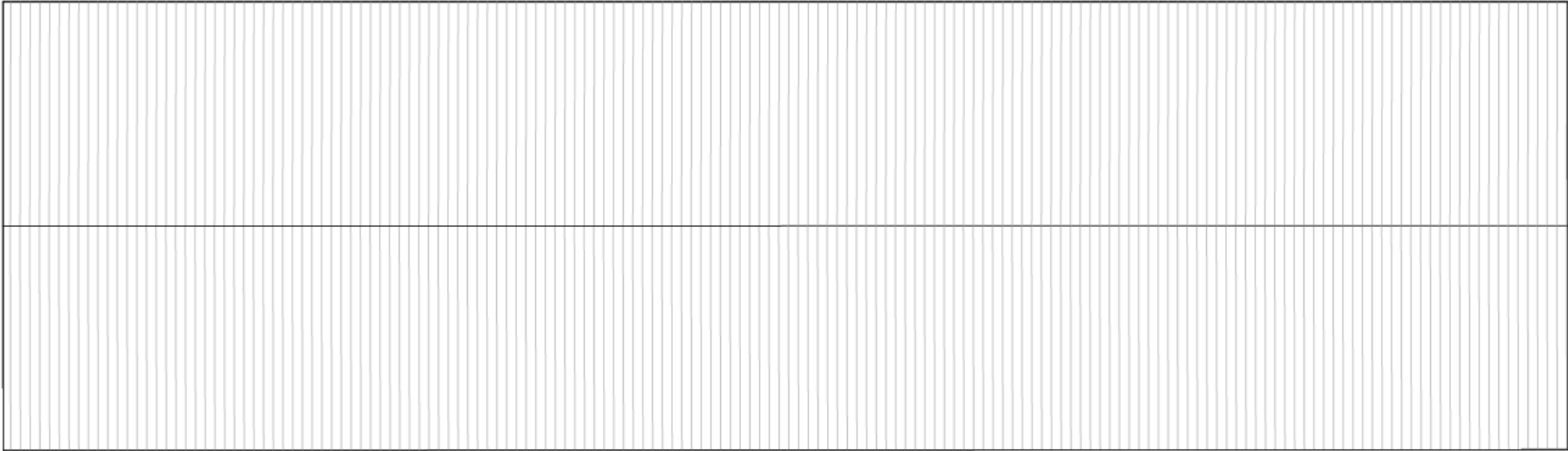
PLANNING

Project/Client: Upton Road Creelmoor, Poole, BH17 7AG  
Project No: 260295  
Scale: As indicated  
Drawing: Proposed Elevation Line  
Date:



Architectural Design 302 Hillside House, Castleman Way, Ringwood, Hampshire, BH21 3BA - T: 01429 323200 - www.agdesign.co.uk - info@agdesign.co.uk  
AG Design is a registered company with the Companies House and is a member of the Association of Professional Designers (APD) and the Planning Institute of Great Britain (PIGB).

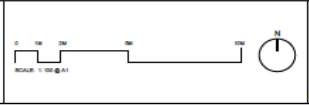




1 Roof Plan  
1:100

**Notes**

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.
- All setting and conservation areas should be checked on site prior to construction. Any design changes to roof construction should be reported to the Architect immediately.
- Existing levels are indicated on site. These details should be subject to minor adjustments. Contractors to confirm dimensions on site prior to commencement of works. This survey was non-invasive and taken from ground level. External heights should include all roof and roof build-ups shown. Inductively Coupled Plasma (ICP) analysis for planning purposes only and subject to building control and other regulatory approvals. No issues were indicated to the left hand side of the page.
- Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without prior written consent of the architect. The copyright of this drawing remains with Architectural Design and may not be reproduced in any form without prior written consent.



<b>PLANNING</b>		<b>AG DESIGN</b>
Project Name: Lipton Road Creekmoor, Poole, BH17 7AG	Project No: 26026	
Drawing: Existing Roof Plan	Scale: 1:100 @ 51	Architectural Design, 303 Hillfields House, Cranborne Way, Ringwood, Hampshire, B204 3BA. T: (01425) 262000 www.architectural-design.co.uk A: 01425 262000 Fax: 01425 262000 Email: info@architectural-design.co.uk
	Drawing No: 101	
	Date:	



① Access Gate  
T: 10

**Notes:**

- All drawings are subject to Planning and Building Control consent.
- The details shown are for design intent purposes only and are subject to further design development with suppliers and sub-contractors.
- Proposals subject to consultation and approval from Local Authority Building Control or an Approved Inspector.
- All lighting and provisions should be checked in situ prior to construction. All any discrepancies with the conditions should be reported to the Architect in writing.
- Drawing survey carried out with laser measure device and subject to minor inaccuracies. Contractor to confirm dimensions on site prior to commencement of works. This survey was not checked and based from ground level. Column heights shown in brackets. Internal wall, floor and roof built substantially. Drawings are for planning purposes only and subject to building control and other statutory approvals. No access was available to the left side of the site.
- Heighted Properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are to be verified before forming the basis of a contract. Do not scale other than for Planning purposes. All dimensions must be checked to the centre of opening such as site. No deviation from this drawing will be permitted without prior written consent of the architect. The copyright of this drawing vests in AG Design and may not be reproduced in any form without prior written consent.

Ask AI Assistant

Summarize this document



By using AI Assistant, you agree to Generative AI User Guidelines.

**INFORMATION**

Project Name: Upton Road Crematorium, Poole, BH17 7AG  
Drawing: Access

Project No: 25025  
Scale: 1:10 @ A1  
Drawing No: 400  
Rev:



AG Design (Design, 3D3, 4D Models, Visuals, Costing, etc) 100, Ringwood, Hampshire, BH21 3BA - T (01495) 333333 www.agdesign.com info@agdesign.co.uk

This page is intentionally left blank

**WESTERN PLANNING COMMITTEE 11<sup>th</sup> June 2026**



Report subject	<b>Appeals Report</b>
Meeting dates	11 <sup>th</sup> June 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
<b>Recommendations</b>	<p><b>It is RECOMMENDED that:</b></p> <p><b>The planning committee notes the contents of this report.</b></p>
Reason for recommendations	The content of this report is for information only.

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

## Background

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

## Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising October 2022 to September 2024<sup>1</sup>. 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.

---

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

<b>Proxy assessment period April 2023 – March 2025<sup>2</sup></b>	<b>Total number of major application decisions<sup>3</sup></b>	<b>Major decisions overturned at appeal</b>	<b>Quality of decisions (% overturned at appeal)</b>	<b>England Average (% overturned at appeal)</b>
Total District Matters <sup>4</sup> (PS2)	185	4	2.2	3.2
Total County Matters <sup>5</sup> (SPS2)	0	0	0	0.7

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

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

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

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

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

(28<sup>th</sup> 04)

<sup>2</sup> 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

<sup>3</sup> This dataset excludes Appeals relating to planning conditions.

<sup>4</sup> District Matters' comprise most applications, explicitly excluding 'County Matters'.

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

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

### General reflection on allowed appeals

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

#### Allowed appeals

<b>address</b>	8 Sandy Lane, Christchurch, BH23 2NU – P/25/0412/HOU
<b>Proposal</b>	Second storey side extension, raising roof height by 1.4m with addition of two dormers to the front and rear elevations.
<b>Committee overturn</b>	No
<b>Main issues</b>	Character and appearance of the area
<b>Why allowed</b>	No. 8 sits on Sandy Lane, a 20th-century cul-de-sac characterised by varied building styles with no consistent architectural identity. The property currently appears visually unbalanced, with a prominent one-and-a-half-storey gabled element projecting forward from what is otherwise a single-storey form, an effect heightened by the nearby two-storey No. 6, which sits close to the boundary and is clearly visible from the street. In this context, the proposed alterations—including raising the roof profile, adding dormer windows, and other changes—are considered acceptable and in keeping with the street scene, despite the substantial scale of the southern dormer, as it would be set back and use materials matching the existing building. Rear alterations, though larger in mass, are mostly out of public view and are also judged appropriate within their setting.

<b>address</b>	6 Horsa Close, Bournemouth, BH6 3AW – P/25/02228/FUL
<b>Proposal</b>	Plot subdivision and erection of detached dwelling with associated access and parking

<b>Committee overturn</b>	No
<b>Main issues</b>	Effect of development upon highway safety
<b>Why allowed</b>	The site lies at the end of Horsa Close, a narrow cul-de-sac serving seven homes, and national policy states development should only be refused on highway grounds if safety would be unacceptably affected. The Council's refusal relies on concerns from the Local Highway Authority about the road's width and surface, both of which are existing constraints rather than impacts of the proposal. The development would increase traffic movements only marginally (around 14%), equating to a change from one vehicle every 26 minutes to one every 23 minutes, which is not considered material. The road's substandard surface is not judged a safety issue and falls outside the authority's responsibility, while its narrow width, although limiting two-way flow, operates safely in practice due to low speeds, limited use, and driver awareness, supported by an absence of recorded accidents since at least 1999. Overall, the small increase in traffic and site conditions would not result in an unacceptable impact on highway safety.

<b>address</b>	25 Meadow View Road, Bournemouth, BH11 9RD P/25/01946/HOU
<b>Proposal</b>	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony
<b>Committee overturn</b>	No
<b>Main issues</b>	the character and appearance of the area; and  the living conditions of the occupiers of the neighbouring property, having regard to outlook and light.
<b>Why allowed</b>	Meadow View Road is characterised by modest single-storey bungalows of consistent scale, and although the appeal property is in a prominent position, the proposed side extension would remain subordinate and in keeping with the street pattern. The rear extension, while larger, would have limited public visibility, and the altered roof design would not appear overly prominent. Overall, the proposal is considered to preserve the character and appearance of the area and comply with relevant policy.  The appeal property sits slightly higher than No. 23, with a rear garden that slopes downward, and No. 23 includes a detached garage along the shared boundary. The neighbouring property has limited direct views of the appeal site, with its rear window largely facing the garage and its conservatory and patio enclosed by existing structures, creating an already confined environment. Although the proposed extension would

	<p>project significantly and sit close to the boundary, it would be viewed within the context of this existing enclosure and would not materially increase the sense of confinement or harm outlook from key habitable areas. The orientation and existing built form would also limit overshadowing, with no significant loss of daylight or sunlight identified. Furthermore, No. 23 benefits from a large rear garden beyond this enclosed area that would remain unaffected. Overall, the proposal would not cause unacceptable harm to the living conditions of the neighbouring occupiers and complies with Policy CS41.</p>
--	--

## List of live appeals

Appendix 1 provides a list of current appeals.

## Options Appraisal

9. No options to consider.

## Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'<sup>6</sup> 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 include<sup>7</sup>;
  - 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

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

<sup>7</sup> [Appeals - GOV.UK](#)

than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

### **Summary of human resources implications**

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

### **Summary of sustainability impact**

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

### **Summary of public health implications**

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

### **Summary of risk assessment**

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

### **Background papers**

Published appeal statistics and appeal decisions

Criteria Document 2024

[https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria\\_Document\\_2024.pdf](https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf)

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

### **Appendices**

Appendix 1 – list of outstanding appeals.

#### **Appendix 1:**

WR: Written Representations

SF: Shopfront Fast Track

HH: Householder

IN: Public inquiry

Appeal number	Location	Proposal	Method
TP/24/00278/X	21A Bury Road Poole BH13 7DE	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell- Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.	TRF
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	WR
P/26/00392/HOU	Amberwood Cottage St Catherines Hill Lane Christchurch BH23 2NL	Demolish existing conservatory and erect a single storey side extension	WR
P/26/00732/CLP	19A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	WR
P/26/00764/HOU	50 Somerley Road, Bournemouth, Dorset, BH9 1EN	Retrospective consent for the erection of a single-storey ancillary outbuilding within the residential curtilage	HH
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	HH
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.	HH
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road, without complying with condition no 2 attached to planning permission reference P/25/04203/FUL, dated 2nd February 2026.	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	TRF

		garden within 5m of tree.	
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	WR
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	WR
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	WR
7-2024-23085-I	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	WR
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	WR
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	WR
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	WR
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	WR
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	WR

		height. The proposed reduced height wall would have identical finishes to that of the existing wall.	
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	WR
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	HR
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 reinstatement of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	WR
P/25/01995/HOU	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	WR
APP/24/01374/F	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	WR
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	WR
P/25/03874/FUL	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/03869/ADV	First Floor Flat 15 Holdenhurst Road Bournemouth	Advertisement consent for the installation of 1no. BT Street Hub	SF

	BH8 8EH		
P/25/03873/ADV	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisement consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	SF
APP/23/00822/F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	IN
P/25/02992/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	WR
P/25/04269/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	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,	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	WR
P/25/03851/FUL	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	WR
P/25/01436/FUL	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car storage (B8) use (part retrospective).	WR
P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	WR

P/25/03304/FUL	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	WR
P/25/02979/FUL	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	WR
P/25/03354/FUL	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	WR
P/25/01189/FUL	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	WR
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	WR
P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	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 to fenestration addition of rooflights to loft space; internal alterations	WR

P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	HH
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	HH
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	WR
P/25/04045/CONDR	Southbourne Cross Roads Car Park Southbourne Overcliff Drive Bournemouth BH6 3NH	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking.) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	WR
P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	WR
P/25/04202/FUL	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	WR
P/25/04782/HOU	160 Ringwood Road Christchurch BH23 5RQ	Formation of dropped kerb and new vehicle access	WR
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	WR
P/25/02304/OUT	Park Place 6 North Road Poole BH14 0LY	Outline application with Some Matters Reserved for a phased development of up to 115 apartments across 2 separate blocks following demolition of the existing building.	WR
P/25/04438/HOU	4 Wharncliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	HH

P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	WR
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	WR
P/25/04694/HOU	13 Solent Road Christchurch BH23 5PZ	Two Storey Rear Extension	HH
P/25/04440/HOU	13 Milford Drive Bournemouth BH11 9HL	Removal of existing roof and replacement with a new pitched roof to create first-floor accommodation including two dormer windows of equal size on each side of the roof. Demolition of the existing detached garage and construction of a smaller, rear extension. Revised design following refusal P/25/01929/HOU, with the previous side extension removed and overall roof mass reduced.	HH
P/25/05101/ADV	1466 Wimborne Road Bournemouth BH10 7AS	Retrospective: Advertisement Consent for low light RGB multi-colour LED display board and fascia sign	SF
P/25/02567/FUL	Rear of 10 & 10a Vicarage Road Poole BH15 3AZ	Change of use of detached triple garage to form a separate house with no additions or extensions.	WR
P/25/02516/FUL	The New Westcliff Hotel 27-29 Chine Crescent Bournemouth BH2 5LB	Retrospective application for change of use of a former hotel building at no. 29 to a 22-person HMO (Sui Generis Use) with shared dining room, kitchen, and parking area.	WR
P/25/05261/FUL	17-19 Parkstone Road Poole BH15 2NN	To build a block of 20 HMOs, with associated cycle rack, bins and amenity space	WR
P/25/01971/FUL	77 Wimborne Road Bournemouth BH3 7AN	Alterations and roof extensions to form a 2 bed flat including installation of roof lights	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/04671/ADV	Falkland Square, Poole, BH15 1ER	Advertisement Consent for installation of 1no. BT Street Hub and removal of associated BT payphones.	SF
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	WR
P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	WR

P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	WR
P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	WR
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	WR
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	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	HH
P/25/03299/HOU	5 Chaddesley Wood Road Poole BH13 7PN	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies (as revised plans received 8th December 2025).	HH
APP/25/00143/F	86 Churchill Road, Poole, BH12 2LU	Convert a semi-detached property to an HMO (8 units)	WR
APP/25/00144/F	88 Churchill Road, Poole, BH12 2LU	Convert semi-detached property to an HMO (8 units)	WR
P/26/00193/FUL	48 Branksea Avenue	Demolition of the existing buildings and	WR

	Poole BH15 4DP	construction of a replacement detached house with detached garage, swimming pool and associated parking, landscaping and access.	
P/25/05125/HOU	23A Delhi Road Bournemouth BH9 2SS	The proposed works comprise a loft conversion with a single side dormer and a 29.07 m <sup>2</sup> ancillary outbuilding for hobby use, with no change to the dwelling's footprint or residential use.	HH
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	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	WR
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	WR
P/25/01650/FUL	Wessex Fields Castle Lane East Bournemouth BH7 7DT	Change of use of the land and erection of a warehouse for use Class B8 self storage, together with associated access, car parking and landscaping.	HR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension (linked appeal)	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	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.	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Lawful use as HMO	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	WR