

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 09 July 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Present: Cllr J Challinor, Cllr P Cooper, Cllr G Martin, Cllr K Rampton and
Cllr J Salmon

Also in Cllr D Brown and Cllr M Andrews
attendance:

22. Apologies

Apologies were received from Vice-Chair Cllr J Clements and Cllrs A Chapmanlaw and P Sidaway.

23. Substitute Members

There were no substitute members.

24. Declarations of Interests

There were none on this occasion.

25. Confirmation of Minutes

The minutes of the meeting held on 11 July were approved as a correct record.

26. Public Issues

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

27. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 8 July 2026 and appears as Appendix C to these minutes.

28. 8 Brownsea Road, Poole, BH13 7QP

Prior to the Planning Officer introducing this application the Committee was notified of a request received to defer the application due to a stage 2 complaint regarding procedural issues linked to the application which had

yet to be determined. The Committee was advised that the application determination and the complaint determination were separate processes. There was nothing to prevent the application being determined whilst there was an outstanding complaint, and the Local Government Ombudsman would not normally determine a complaint until an application had been decided. The Committee was also informed that the determination of the application was 9 days overdue and therefore any decision to defer would open the Planning Authority up to potential appeal.

On balance it was therefore moved to not defer the application.

RESOLVED: That the Committee proceed with consideration of the application.

Voting: 4 in favour, 1 against, 1 abstention

Canford Cliffs Ward

P/26/01842/FUL

Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate.

Objectors:

- Kyrsty Fairchild
- Chris Hopton

Applicant/Supporters:

- Darryl Howells, on behalf of the applicant

Ward Councillors:

- None

RESOLVED to GRANT in accordance with the recommendation as set out in the officer's report and in accordance with conditions within the officer's report and within the amendment sheet.

Voting: 4 in favour, 0 against, 2 abstentions

29. Phase 1 Land North of Bearwood, Magna Road and Knighton Lane, Poole, BH11 9NB

Bearwood and Merley Ward

P/26/00600/CONDR

Variation of condition 1 (Approved Plans) of planning permission APP/22/00092/R (Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of:

269houses, retail units, office units and a Community Hub Building) to amend wording to facilitate changes including alterations to the Community Building and Hub to remove reference to badminton court, roof pitch to be reduced in height, internal changes removal of the stairs and mezzanine floor, reduced number of WCs, reduced size of stores and internal lobby, increase the size of the outdoor space and areas of soft landscaping, additional trees have been added in the central car parking area, the retail unit beneath the apartments a bin storage and plant storage building has been provided, two visitor spaces within the northern layby have been replaced with a loading bay for deliveries with footpath access to the retail unit.

Objectors:

- Chris Weall, Canford Magna Parish Parochial Church Council

Applicant/Supporters:

- Sarah Hockin, applicant

Ward Councillors:

- Cllr Marcus Andrews
- Cllr David Brown

RESOLVED to refuse the application for the following reasons:

- The proposed variation would materially reduce the scale, quality and usefulness of the approved community hub. The smaller internal hall, lower roof and removal of internal features would leave a less capable building. Therefore, it would not properly deliver the community hub required to form the heart of a new community, contrary to PP10 of the Poole Local Plan.
- The proposal would reduce the quality and range of indoor sports and recreation opportunities in the community hub by removing the badminton capable hall arrangement and lowering the roof. The applicant has not provided robust evidence that the provision is surplus to need nor shown equivalent or better replacement provision. Thus, meaning the proposal is contrary to PP26 of the Poole Local Plan.
- The proposal would remove the requirement for the non-residential floor space to achieve BREEAM very good standard contrary to PP37. The proposed replacement condition does not secure a clear, measurable or enforceable equivalent energy standard energy efficiency, renewable energy and other relevant measures.

Voting: Unanimous

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

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

The meeting ended at 12.27 pm

CHAIRMAN