

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
COUNCIL

Minutes of the Meeting held on 22 July 2025 at 7.00 pm and resumed on 16
September 2025 at 7:00 pm

34. Notices of Motions in accordance with Procedure Rule 10

Resumption of meeting: 16 September 2025.

VACANT SITES FOR AFFORDABLE HOUSING

Original Motion:

The following motion was submitted in accordance with Procedure Rule 9 of the Meeting Procedure Rules:

This Council notes:

- The escalating need for affordable and social housing across the BCP area, with many residents in housing stress or on long waiting lists;
- The growing number of vacant and underused sites including:
 - The long-neglected Sydenham's timber site,
 - The derelict Old James Brothers scrapyard, and
 - The stalled former Power Station development land.

These sites have remained undeveloped for years, blighting the area, attracting anti-social behaviour, and contributing nothing to local housing need or community wellbeing.

This Council believes:

That speculative land banking is unacceptable in the face of a housing crisis. That there is a duty to local residents to use all available means to bring these sites forward for affordable housing development, in line with Labour's policy of delivering social and council homes.

This Council therefore resolves to:

1. Undertake an urgent audit of all vacant or stalled development sites across BCP;
2. Assess each site's potential to deliver affordable housing, with a published report outlining options and obstacles;
3. Use all available legal, planning and enforcement tools –including compulsory purchase powers where justified – to persuade developers and landowners to act; and
4. Press central government for stronger powers to deter land banking and support councils to deliver genuinely affordable homes for local people.

Altered Motion:

Councillor P Cooper moved an amendment to the motion so that it read as follows:

This Council notes:

- The escalating need for affordable and social housing across the BCP area, with many residents in housing stress or on long waiting lists;
- The growing number of vacant and underused sites including:
 - The long-neglected Sydenham's timber site;
 - The derelict Old James Brothers scrapyard, and
 - The stalled former Power Station development land.

These sites have remained undeveloped for years, blighting the area, attracting anti-social behaviour, and contributing nothing to local housing need or community wellbeing.

This Council believes:

- That speculative land banking is unacceptable in the face of a housing crisis;
- That there is a duty to local residents to use all available means to bring these sites forward for affordable housing development, in line with Labour's policy of delivering social and council homes.

This Council therefore resolves to:

1. Undertake an urgent audit of all vacant or stalled development sites across BCP;
2. Assess each site's potential to deliver affordable housing, with a published report outlining options and obstacles and, for each Council owned site detail:
 - a. The amount of capital currently authorised;
 - b. The amount of capital expended to date;
 - c. The loans taken out;
 - d. The loan interest paid to date.
3. Use all available legal, planning and enforcement tools –including compulsory purchase powers where justified – to compel developers and landowners to act; and
4. Press central government for stronger powers to deter land banking and support councils to deliver genuinely affordable homes for local people.

In moving this amendment, Councillor P Cooper agreed and moved, and Councillor E Connolly seconded, a further amendment as circulated to Councillors by the Leader of the Council, which amended the motion to read as follows:

This Council notes:

- The escalating need for affordable and social housing across the BCP area, with many residents in housing stress or on long waiting lists;
- The growing number of vacant and underused sites including:

- The long-neglected Sydenham's timber site;
- The derelict Old James Brothers scrapyard, and
- The stalled former Power Station development land.

These sites have remained undeveloped for years, blighting the area, attracting anti-social behaviour, and contributing nothing to local housing need or community wellbeing.

This Council believes:

- That speculative land banking is unacceptable in the face of a housing crisis;
- That there is a duty to local residents to use all available means to bring these sites forward for affordable housing development, in line with Labour's policy of delivering social and council homes.

This Council therefore resolves to:

1. Ask the Housing Strategy Steering Group to review the Council's Housing Strategy and ensure targets are being met to meet present and future need and deliver on the priority actions identified over the next 18 months including:
 - Reviewing the Council Newbuild Housing and Acquisition Strategy to deliver new social and affordable rented homes
 - Regeneration of key sites; Winter Gardens, Holes Bay
 - Increasing joint working with registered providers to deliver new social and affordable homes
2. Ask the appropriate scrutiny committee to consider options and obstacles to housing delivery and to decide areas of focus that are realistic and will lead to housing delivery rather than wasting resource writing 7500 reports and, for each Council owned site and agree what is needed for effective scrutiny through the scrutiny process.
3. Note that the council uses all available legal, planning and enforcement tools – including compulsory purchase powers where justified – to persuade developers and landowners to act.
4. Ask the Leader to write to central government asking for stronger powers to deter land banking and support councils to deliver genuinely affordable homes for local people.

Council agreed to accept the proposed amendment and moved to debate the substantive motion.

Voting: Nem. Con.

Following debate, Council moved to the vote where it was:

RESOLVED: That:

This Council notes:

- **The escalating need for affordable and social housing across the BCP area, with many residents in housing stress or on long waiting lists;**
- **The growing number of vacant and underused sites including:**
 - **The long-neglected Sydenham’s timber site;**
 - **The derelict Old James Brothers scrapyard, and**
 - **The stalled former Power Station development land.**

These sites have remained undeveloped for years, blighting the area, attracting anti-social behaviour, and contributing nothing to local housing need or community wellbeing.

This Council believes:

- **That speculative land banking is unacceptable in the face of a housing crisis;**
- **That there is a duty to local residents to use all available means to bring these sites forward for affordable housing development, in line with Labour’s policy of delivering social and council homes.**

This Council therefore resolves to:

- 1. Ask the Housing Strategy Steering Group to review the Council's Housing Strategy and ensure targets are being met to meet present and future need and deliver on the priority actions identified over the next 18 months including:**
 - I. Reviewing the Council Newbuild Housing and Acquisition Strategy to deliver new social and affordable rented homes;**
 - II. Regeneration of key sites; Winter Gardens, Holes Bay;**
 - III. Increasing joint working with registered providers to deliver new social and affordable homes**

- 2. Ask the appropriate scrutiny committee to consider options and obstacles to housing delivery and to decide areas of focus that are realistic and will lead to housing delivery rather than wasting resource writing 7500 reports and, for each Council owned site, and agree what is needed for effective scrutiny through the scrutiny process.**
- 3. Note that the council uses use all available legal, planning and enforcement tools – including compulsory purchase powers where justified – to persuade developers and landowners to act.**
- 4. Ask the Leader to write to central government asking for stronger powers to deter land banking and support councils to deliver genuinely affordable homes for local people.**

Voting: Nem. Con.

MANAGING SEASONAL PARKING PRESSURES

Original Motion:

The following motion was submitted in accordance with Procedure Rule 9 of the Meeting Procedure Rules:

This Council notes:

- The concerns raised by residents and stakeholders regarding the recent BCP Council parking consultation, which proposed parking restrictions for large numbers of residents without prior engagement, notice or with input from Ward Councillors and other key stakeholders;
- The recurring seasonal pressures on local parking infrastructure, ongoing issues of illegal, dangerous and inconsiderate parking experienced on busy days, particularly near the beach and other public open spaces;
- The importance of tourism to the area and regional economy alongside the need to protect residents from the impact of that tourism;
- That available car parking space does not meet demand at peak times in the year;
- The challenges in enforcing poor parking, due to both the Council's limited resources and national limitations such as on parking fines;
- The growing number of people living in vehicles, including van dwellers, near public open spaces, which can exacerbate seasonal pressures on parking, on top of year-round pressures on parking experienced in some residential areas.

This Council recognises:

- The need to explore alternative methods to tackle illegal and inconsiderate parking at peak times of year;
- The financial and operational challenges BCP Council faces, including limited resources, and that parking enforcement alone is insufficient to manage complex, evolving parking pressures;
- That visitors arriving in BCP after driving long journeys can find limited opportunities on arrival to park conveniently and appropriately in a way that benefits residents;
- That a more joined-up, forward-looking strategy is needed, with solutions developed collaboratively, reflecting the views of all communities and maintaining fairness;
- That the motion on developing a Community Pact with van dwellers, previously supported by this Council, will be discussed at the Environment and Place Overview Scrutiny Committee in September, including identifying designated stopping points for van dwellers, which should help alleviate the additional pressures from people living in vehicles.

This Council resolves to:

- a) Ask the Overview & Scrutiny Board to undertake a review of the recent parking consultation, with the aim of improving future engagement processes. This review to include feedback from residents, business owners, tourism representatives and other stakeholders;
- b) Undertake a feasibility study for a Park & Ride scheme, either during peak months or as a permanent arrangement, working in partnership with local transport providers.
- c) Develop a Seasonal Parking Strategy that assesses both parking provision and seasonal demand and explores;
 - I. Temporary use of suitable vacant or underused council-owned land to meet short-term seasonal demand;
 - II. Liaison with the Police around greater enforcement against illegal and antisocial parking and explore other enforcement options;
 - III. Improved signage directing visitors away from congested roads and warning of the risk of fines, clamping and being towed;
 - IV. Greater use of preventative measures such as temporary physical barriers to areas with recurrent dangerous parking e.g. that restricts emergency vehicles access;
 - V. Updating parking restrictions in popular areas such as Boscombe Overcliff Drive, such as removing overnight parking;
- d) To lobby Government again on increasing parking fines to levels that will deter illegal and inconsiderate parking, or to provide alternative support to tackle the challenges of seasonal tourism.

Altered Motion:

Cllr E Connolly proposed an amendment to the motion, seconded by Councillor A-M Moriarty, so that it read as follows:

This Council notes:

- The concerns raised by residents and stakeholders regarding the recent BCP Council parking consultation, which proposed parking restrictions for large numbers of residents without prior engagement, notice or with input from Ward Councillors and other key stakeholders;
- The recurring seasonal pressures on local parking infrastructure, ongoing issues of illegal, dangerous and inconsiderate parking experienced on busy days, particularly near the beach and other public open spaces;
- The importance of tourism to the area and regional economy alongside the need to protect residents from the impact of that tourism;
- The challenges in enforcing poor parking, due to both the Council's limited resources and national limitations such as on parking fines;
- The growing number of people living in vehicles, including van dwellers, near public open spaces, which can exacerbate seasonal pressures on parking, on top of year-round pressures on parking experienced in some residential areas.

This Council recognises:

- The need to explore alternative methods to tackle illegal and inconsiderate parking at peak times of year;
- The financial and operational challenges BCP Council faces, including limited resources, and that parking enforcement alone is insufficient to manage complex, evolving parking pressures;
- That a more joined-up, forward-looking strategy is needed, with solutions developed collaboratively, reflecting the views of all communities and maintaining fairness;
- That the motion on developing a Community Pact with van dwellers, previously supported by this Council, will be discussed at the Environment and Place Overview Scrutiny Committee in September, including identifying designated stopping points for van dwellers, which should help alleviate the additional pressures from people living in vehicles.

This Council resolves to:

- a) Ask the Overview & Scrutiny Board to undertake a review of the recent parking consultation, with the aim of improving future engagement processes. This review to include feedback from residents, business owners, tourism representatives and other stakeholders;
- b) Undertake a feasibility study for a Park & Ride scheme, either during peak months or as a permanent arrangement, working in partnership with local transport providers;
- c) Develop a year round Parking Strategy that assesses provision, fairness, use, need and seasonality, including all available

measures, with due awareness for the financial implications. To include but not be limited to:

- I. Temporary use of suitable vacant or underused council-owned land to meet short-term seasonal demand;
 - II. Liaison with the Police around greater enforcement against illegal and antisocial parking and explore other enforcement options;
 - III. Improved signage directing visitors away from congested roads and warning of the risk of fines, clamping and being towed;
 - IV. Greater use of preventative measures such as temporary physical barriers to areas with recurrent dangerous parking e.g. that restricts emergency vehicles access;
 - V. Updating parking restrictions in popular areas such as Boscombe Overcliff Drive, such as removing overnight parking.
- d) To work with the government, on the trial for higher parking fines, assessing the impact. To further assess strategy in conjunction with data collected in the parking consultation. To continue lobbying government and MP's for permanence if appropriate;
 - e) Encourage all Councillors to complete the current government consultation on fairer funding highlighting the challenges seasonal pressures places on all local agencies.
 - f) Write to all of the BCP area MP's, asking that they support the early day motion on releasing the report into pavement parking, the consultation for which closed in November 2020.
 - g) Ask TAG to support this work;
 - h) That this is brought to Environment and Place for further scrutiny.

Council agreed to the proposed amendment without debate.

Voting: Nem. Con.

Council moved to debate on the substantive motion, where it was:

RESOLVED: That:

This Council notes:

- **The concerns raised by residents and stakeholders regarding the recent BCP Council parking consultation, which proposed parking restrictions for large numbers of residents without prior engagement, notice or with input from Ward Councillors and other key stakeholders;**
- **The recurring seasonal pressures on local parking infrastructure, ongoing issues of illegal, dangerous and inconsiderate parking experienced on busy days, particularly near the beach and other public open spaces;**
- **The importance of tourism to the area and regional economy alongside the need to protect residents from the impact of that tourism;**

- The challenges in enforcing poor parking, due to both the Council's limited resources and national limitations such as on parking fines;
- The growing number of people living in vehicles, including van dwellers, near public open spaces, which can exacerbate seasonal pressures on parking, on top of year-round pressures on parking experienced in some residential areas.

This Council recognises:

- The need to explore alternative methods to tackle illegal and inconsiderate parking at peak times of year;
- The financial and operational challenges BCP Council faces, including limited resources, and that parking enforcement alone is insufficient to manage complex, evolving parking pressures;
- That a more joined-up, forward-looking strategy is needed, with solutions developed collaboratively, reflecting the views of all communities and maintaining fairness;
- That the motion on developing a Community Pact with van dwellers, previously supported by this Council, will be discussed at the Environment and Place Overview Scrutiny Committee in September, including identifying designated stopping points for van dwellers, which should help alleviate the additional pressures from people living in vehicles.

This Council resolves to:

- a) Ask the Overview & Scrutiny Board to undertake a review of the recent parking consultation, with the aim of improving future engagement processes. This review to include feedback from residents, business owners, tourism representatives and other stakeholders;
- b) Undertake a feasibility study for a Park & Ride scheme, either during peak months or as a permanent arrangement, working in partnership with local transport providers;
- c) Develop a year round Parking Strategy that assesses provision, fairness, use, need and seasonality, including all available measures, with due awareness for the financial implications. To include but not be limited to:
 - I. Temporary use of suitable vacant or underused council-owned land to meet short-term seasonal demand;
 - II. Liaison with the Police around greater enforcement against illegal and antisocial parking and explore other enforcement options;

- III. Improved signage directing visitors away from congested roads and warning of the risk of fines, clamping and being towed;
 - IV. Greater use of preventative measures such as temporary physical barriers to areas with recurrent dangerous parking e.g. that restricts emergency vehicles access;
 - V. Updating parking restrictions in popular areas such as Boscombe Overcliff Drive, such as removing overnight parking.
- d) To work with the government, on the trial for higher parking fines, assessing the impact. To further assess strategy in conjunction with data collected in the parking consultation. To continue lobbying government and MP's for permanence if appropriate;
 - e) Encourage all Councillors to complete the current government consultation on fairer funding highlighting the challenges seasonal pressures places on all local agencies.
 - f) Write to all of the BCP area MP's, asking that they support the early day motion on releasing the report into pavement parking, the consultation for which closed in November 2020.
 - g) Ask TAG to support this work;
 - h) That this is brought to Environment and Place for further scrutiny.

Voting: Nem. Con.

The 22 July meeting ended at 11.57 pm
The 16 September meeting ended at 9.42 pm

CHAIRMAN