

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 20 November 2025 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr P Canavan, Cllr J Clements, Cllr D A Flagg, Cllr M Gillett,
Cllr Dr F Rice, Cllr K Salmon (In place of Cllr J Salmon), Cllr T Slade
and Cllr M Tarling

62. Apologies

Apologies were received from Cllr J Salmon.

63. Substitute Members

Notification was received that Cllr K Salmon was substituting for Cllr J Salmon for this meeting.

64. Declarations of Interests

Cllr K Salmon reported that she would be speaking in her capacity as ward councillor on the planning application for 95 Charminster Avenue. She sat in the public gallery for this item and did not speak or vote as a committee member.

Cllr M Gillett reported that he was speaking on the planning application for the Lower Gardens application in his capacity as a councillor and that he was also Chair of the Lower Central Gardens Trust Board. He sat in the public gallery for this item and did not speak or vote as a committee member.

65. Confirmation of Minutes

The minutes of the meeting held on 23 October were confirmed as an accurate record and signed by the Chair.

66. Public Issues

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

67. Schedule of Planning Applications

The Committee considered four planning application reports, copies of which had been circulated and which appear as Appendix A and D to these

minutes in the Minute Book. A Committee Addendum Sheet was published on 19 November 2025 and appears as Appendix E to these minutes

68. Purbeck Court 65-67 Boscombe Overcliff Drive Bournemouth BH5 2EN

Boscombe East and Pokesdown Ward

7-2024-3914-D

Outline application with some matters reserved for demolition of the existing building of flats and garages and erection of a 6 storey building consisting of 17 x 2-bed flats and 5 x 3-bed flats with underground parking, swimming pool and gym spa complex, associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking

The Development Management Manager referred to the updated recommendation in the Committee Addendum. Members were advised to defer consideration of the application due to an administrative error which had resulted in one of the representations on the planning register not receiving a notification letter advising of the committee date.

RESOLVED to DEFER consideration of the application to the next meeting on 18 December 2025 for the reasons set out in the Committee Addendum dated 19.11.25.

Voting: Unanimous

69. 95 Charminster Avenue, Bournemouth BH9 1RU

Moordown Ward

P/25/03627/FUL

Alterations, loft conversion to include dormer window and roof light and change of use from single dwellinghouse (Use Class C3) to 8-person House in Multiple Occupation (Sui Generis)

Public Representations

Objectors

- ❖ Bethany Booth
- ❖ Georgina McKeown

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr Kate Salmon, objecting

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report, subject to power being delegated to the Head of Planning Operations to agree the final wording of the following additional conditions:

- **Use to be in operation with the HMO Management Plan included in the Committee Addendum dated 19.11.25, subject to section 3.3 being updated to reflect legislative changes to tenancy agreements with effect from 1 May 2026 and the addition of contact details to be made available at all times.**
- **Maximum number of occupants to be 8 persons**

Voting: For – 6, Against – 3, Abstain – 0

70. Roysdean Manor, 5 Derby Road, Bournemouth, BH1 3PT

East Cliff and Springbourne Ward

P-7729-310125

Install a fence with a pedestrian gate

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Dominic Barnes, on behalf of Roysdean Manor residents

Ward Councillors

- ❖ Cllr Sara Armstrong, in support

RESOLVED to GRANT permission contrary to the recommendation set out in the officer's report with power being delegated to the Head of Planning Operations to agree the final wording of the reasons for the decision and conditions, summarised as follows:

The scale, design and appearance of the fence is considered to be acceptable in relation to impact on the street scene and impact on the character and appearance of the Conservation Area and the setting of the Listed Building. The application is therefore considered to be compliant with Policy CS39 of the Core Strategy (2012), and Policy 4.4 of the Bournemouth District Wide Local Plan (2002). There is no harm to the setting of the Langtry Manor Hotel due to the physical separation in the street scene. With reference to paragraph 215 of the National Planning Policy Framework, the less than substantial harm to the designated heritage asset is outweighed by the public benefits of the application in providing security for the residents of Roysdean Manor.

A condition to be included to require a planting scheme to be submitted to and approved in writing by the Local Planning Authority (reason - to help soften the impact of the fence on the Conservation Area).

Voting: For – 7, Against – 1, Abstain – 2

71. Lower Gardens, Bournemouth BH2 5AU

Bournemouth Central Ward

P/25/02126/FUL

Temporary installation of winter event (temporary period from 27 October 2025 to 25 January 2026 including the installation and removal of structures)

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Simon Smith, applicant
- ❖ Martin Davies, Chair of Bournemouth Town Centre Business Improvement District (BID)

Ward Councillors

- ❖ Cllr Jamie Martin, in support

Other Councillors

- ❖ Cllr Sara Armstrong, objecting
- ❖ Cllr Bernadette Nanovo, in support
- ❖ Cllr Andy Martin, in support
- ❖ Cllr Matthew Gillett, in support

RESOLVED that the Committee is minded to grant planning permission subject to the resolution of the BNG issues and therefore it delegates authority to the Head of Planning Operations to grant planning permission but that the application is referred back to the Committee if the Head of Planning Operations is not so minded.

Voting: Unanimous

Notes: Cllr Jamie Martin reported that he was speaking as a ward councillor and not as member or vice chair of the Lower Central Gardens Trust Board. Cllr Bernadette Nanovo reported that she was a member of the Lower Central Gardens Trust Board but was speaking on behalf of residents.

The meeting was adjourned between 11.47am and 11.56am.

The meeting ended at 1.24 pm

CHAIR