

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 04 December 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Present: Cllr C Adams, Cllr J Challinor, Cllr A Chapmanlaw, Cllr G Martin, Cllr S McCormack, Cllr J Salmon, Cllr P Sidaway and Cllr P Canavan

66. Apologies

Apologies were received from Councillor Brian Hitchcock, Councillor Peter Cooper and Councillor Jo Clements.

67. Substitute Members

Councillor Patrick Canavan substituted for Councillor Peter Cooper.

68. Declarations of Interests

There were no declarations of interest.

69. Confirmation of Minutes

The minutes of the meeting held on 6 November 2025 were confirmed as an accurate record.

70. Public Issues

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

71. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – C to these minutes in the Minute Book. A Committee Addendum Sheet was published on 3 December 2025 and appears as Appendix D to these minutes.

72. The Quay Thistle Hotel, The Quay, Poole, BH15 1HD

Poole Town ward

APP/23/00011/F

Demolition of the existing hotel building and redevelopment to provide a mixed use scheme of five buildings providing flexible commercial units at ground floor with 179 residential units above and a hotel with ancillary bar/restaurant, plus basement level car parking, cycle parking, hard and soft landscaping, revised access and associated works.

Public Representations

Objectors

- ❖ Susan Stockwell
- ❖ Maureen Evans

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

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

Voting: Unanimous

73. Land South of A35 Upton Road, Creekmoor, Poole, BH17 7AG

Creekmoor ward

P/25/01968/COND R

Variation of condition Nos. 1, 2 and. 3 of planning permission APP/24/00641/F as described in that description of development to amend the permission to extend the limited period to 3 years starting from the date of this Section 73 Decision Notice, amending the site, building and court layout (reducing to 6 courts in total), reducing the scale and footprint of the building and amending the parking layout and footway link to the central island pedestrian crossing point.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

Resolved to DEFER the application to allow the Head of Planning Operations the opportunity to undertake further negotiations, as requested by the applicant, following the discussions relating to the

re-introduction of the green wall and additional conditions of the original scheme that are required to be amended in accordance with the recommendation updated by the Committee Addendum published on 3.12.25.

Voting: Unanimous

74. Appeal report

The Development Management Team Leader presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book. The report provided an update to the Western Planning Committee on the Local Planning Authorities Appeal performance over the stated period.

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. The report provided a summary of the reasons why 2 appeals (1 Rowington Hall, 4 Dover Close, Poole and 79 Salterns Road, Poole) were allowed in June.

RESOLVED that
The planning committee notes the contents of this report.

Voting: Unanimous

The meeting ended at 10.18 am

CHAIRMAN