



EASTERN BCP PLANNING COMMITTEE – 18 DECEMBER 2025

ADDENDUM SHEET

6a

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

Application number: 7-2024-3914-D

Update:

Received a letter of representation from Ken Parke Planning Consultants dated 15th December 2025.

Recommendation: Grant

6b

Address Silverways Silver Way Christchurch BH23 4LJ

Application number 8/25/0059/FUL

Update: Correction to Paragraph 48 of the Committee Report where it refers to “6 Silver Way”. This is the incorrect property address. The correct property address is “9 Silver Way”. This is the property on Silver Way that is closest to the proposed development.

Recommendation: Grant

6c

Address: 3 Nursery Road, Bournemouth BH9 3AS

Application number: P/25/01133/FUL

Update:

10/12/2025: Correction to plans list condition. Amended plans received, as set out below (amended plans in bold), which removed shown visibility splays on the shared boundary with No. 44. The Local Highway Authority confirmed that, on balance, they would not object as the access is no worse than existing, it serves one property and there is on-site turning.

Amend plans referred to in the following conditions as follows:

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

Location plan; dwg no. 22154-00-01

Existing floor plans and elevations; dwg no. 22154-00-02 Rev. F

Proposed floor plans and elevations; dwg no. 22154-00-03 Rev. M

Proposed and existing site plans; dwg no. 22154-00-04 Rev. M

Proposed site plan; dwg no. 22154-00-05 Rev. M

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

Condition 6: Obscure glazing of windows

No part of the development hereby permitted shall be occupied unless the rear elevation first floor bathroom window, as shown on dwg no. 22154-00-03 Rev. M, has first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and fixed shut below 1.7m. The rear elevation first floor bathroom window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification no further windows, roof lights or dormer windows other than those expressly authorised by this permission shall be constructed on any part of the application site.

Reason: To preserve the amenity and privacy of neighbouring properties.

Condition 7: Visibility splays as submitted

Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the approved site plan; dwg no. 22154-00-05 Rev. M be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

Condition 8: Cycle parking

Cycle parking: Before the development is occupied or utilised the cycle parking facilities shown on the hereby approved site plan; dwg no. 22154-00-05 Rev. M must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

Condition 9: Vehicle Parking and turning area delineation

Prior to occupation of the development hereby permitted, the approved access and parking area shall be constructed in a bound material and arranged in accordance with approved site plan; dwg no. 22154-00-05 Rev. M , including the turning area which shall be constructed in a different material/colour to the main parking area in order to demarcate it is a turning area only and permanently retain and keep available for the intended purpose, at all times.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Recommendation: Grant