



WESTERN BCP PLANNING COMMITTEE – 15 JANUARY 2026

ADDENDUM SHEET

6a
86 Churchill Road, Poole BH12 2LU
APP/25/00143/F

No updates

6b
88 Churchill Road, Poole BH12 2LU
APP/25/00144/F

No updates

6c
34 Buccleuch Road
P/25/02147/FUL

Update:

Error in report. Latest Urban Design Officer comments (15.10.2025) state:

No Objection

Another set of amendments were received on 25/09/2025 in response to feedback from the Council's Officers. The revisions have produced a more refined and contextually sensitive scheme. The reduced visual dominance at the corner is a welcome improvement, and the revised built form and footprint allow the building to sit more comfortably within the site. Collectively, these changes contribute positively to the overall quality of the development.

Therefore, the Urban Design Officer has no objection to the proposals, contrary to the detail in the report.

Update:

Condition 9 should refer to the details in condition 8 and not condition 7. The amended condition should therefore read:

9. Prior to occupation, maintenance and management of the Surface Water Management scheme required via **condition 8** must be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

Update:

For clarification only

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	1	@ £360	@ £129
	Proposed	13		
	Net increase	12	£4153	£1490
Total Contributions			£4153 + £207.65 admin (plus 5% admin fee, min £75)	£1490 + £74.50 admin (plus 5% admin fee, min £25)
CIL	Zone A		@£282.80sq m	

Update:

Housing for an ageing population

In order to meet the needs of the ageing population Policy PP12 (3) requires at least 20% of a mix of the housing types on sites over 1,000sqm floor space to comply with Part M4 (2) of the building Regulations, in order to deliver adaptable and accessible homes. The proposed plans identify 2 flats (Unit 4 and 5), which would be an equivalent of 20% provision, as required by Policy PP12 and therefore the proposal would be policy compliant. The details of the provisions for the accessible homes could be secured by condition.

Condition to be added:

Condition 26:

The 2 first floor flats (Flat 4 and 5) within the block of flats, hereby permitted, as identified on the approved plans, shall be built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended) to provide the policy required 20% of accessible homes on site.

Reason: In the interests of meeting the needs of the ageing population and in accordance with Policy PP12 of the Poole Local Plan (November 2018).