

Planning Committee



Application Address	54 Howeth Road Bournemouth BH10 5EB
Proposal	Construction of 3 new dwellings on land to rear of 54 Howeth Road
Application Number	P-29232-270125
Applicant	Mark Parsons
Agent	Darren Henderson -Studio Maiva
Ward and Ward Member(s)	Redhill & Northbourne Cllr Stephen Bartlett Cllr Jackie Edwards
Report status	Public
Meeting date	2 April 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	<p>Councillor Stephen Bartlett for the following reasons:</p> <p><i>The proposed development is contrary to Retained Policy 6.8 of the Bournemouth District Wide Local Plan in that the development does not complement and respect the character and amenity of neighbouring development, the development does not provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties. The proposed development is contrary to the Bournemouth Local Plan Core Strategy Policy CS21 in that the development does not respect residents' amenities. The proposed development is contrary to Bournemouth Local Plan Core Strategy Policy CS41 in that the development does not enhance the character, local distinctiveness, amenities of future and neighbouring residents, and does not improve biodiversity and habitats.</i></p>

Case Officer	Steve Davies
Is the Proposal EIA Development?	No

Purpose of Report

1 The application was determined by the Planning Committee on the 9 October 2025 and was awaiting the completion of a legal agreement and resolution of the New Forest mitigation.

2 Following the committee meeting, it has come to light that the standard BNG and ecology conditions—reflecting the recommendations of the Council’s Ecology Officer—were omitted in error from the published list of conditions. The ecological assessment and necessary mitigation were fully considered as part of the officer appraisal, and Members were advised at the Meeting that the Ecology Officer had no objection to the proposal. The omission was therefore administrative in nature and does not alter the basis on which the committee made its resolution.

3 The applicant does not object to the conditions but for clarity and completeness Members of the Committee are asked to formally update their recommendation to include the following conditions.

- Badger mitigation as set out in sections 4.37 to 4.50 (inclusive) and appendix 5 of ‘54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment’ by Cherry Tree Ecology Ltd must be implemented in full. –

Reason: Protection of Badgers Act 1992; compliance with National Planning Policy Framework (2024) 187 “Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity” and CS41 “conserve and improve landscape and townscape, biodiversity and habitats.”

- Biodiversity recommendations as given in section 7 and appendix 4 of ‘54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment’ by Cherry Tree Ecology Ltd must be implemented in full and maintained. –

Reason: compliance with National Planning Policy Framework (2024) 187 “Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity” and policy CS30 “enriches biodiversity and wildlife habitat”

- Mitigation for hedgehog and stag beetle as give in sections 4.51 to 4.55 (inclusive) and appendix 5 of ‘54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment’ by Cherry Tree Ecology Ltd must be implemented in full and maintained.

Reason: compliance with National Planning Policy Framework (2024) 187 “Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity” and CS41 “conserve and improve landscape and townscape, biodiversity and habitats.”

The standard Habitat Management and Monitoring Plan (“HMMP”) condition.

Recommendation

That Members reaffirm their resolution of 9 October 2025 to grant planning permission, subject to;

1) The satisfactory completion of a S106 agreement securing;

- 1. New Forest Mitigation (SAMM)**
- 2. Heathland SAMMs Mitigation: £1581 (3 X £527) plus administration costs.**
- 3. BNG Monitoring fees**

2) The following conditions;

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2071P: 001, 101A, 102, 103, 104, 105, 106, 107, 108, 109, 110, Land P001 rev 2.

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

3. Any new or replacement hard surfaced area(s) shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

Note: Further guidance in this regard is contained in the Department for Communities and Local Government publication entitled "Guidance on the Permeable Surfacing of Front Gardens" (September 2008).

4. Details/samples of the bricks and tiles to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed or dormer windows shall be constructed in the new development or the existing dwelling without the grant of further specific planning permission from the Local Planning Authority.

Reason: To avoid loss of privacy for adjoining properties in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. The cycle parking stores shall be constructed and laid out in accordance with the approved details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

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

8. The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

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

9. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft

landscape proposals to include tree planting in protected grids and hedging similarly protected shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: Planting plans; Schedule of plants; Implementation timetable. The approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. Prior to commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatment and/or subdivision shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials and shall incorporate the retention of the existing boundary walls and parts of the existing building to be retained as a future boundary wall where feasible. Notwithstanding the details shown the height of the walls shall be agreed with the Council. The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

- 11 No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Impact and Method Statement and tree protection plan from Wadey Trees Ltd, dated 10th July 2025, Ref: WT 058-25.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

12. The bin storage areas hereby approved shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall be retained and maintained for that use thereafter.

Reason: To preserve the visual amenities of the locality in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13. Before the development is occupied or utilised the access, turning and parking areas must have been arranged and constructed in accordance with the hereby approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

14. Vegetation clearance on this site should be carried out in September and October, so outside the bird breeding season of 1st March to 31st August inclusive and when have least potential for impact on reptiles. Unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended); protection of common species of reptile as protected under Wildlife and Countryside Act 1981(as amended).

- 15 Badger mitigation as set out in sections 4.37 to 4.50 (inclusive) and appendix 5 of '54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment' by Cherry Tree Ecology Ltd must be implemented in full. –

Reason: Protection of Badgers Act 1992; compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and CS41 "conserve and improve landscape and townscape, biodiversity and habitats."

- 16 Biodiversity recommendations as given in section 7 and appendix 4 of '54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment' by Cherry Tree Ecology Ltd must be implemented in full and maintained. –

Reason: compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and policy CS30 "enriches biodiversity and wildlife habitat"

- 17 Mitigation for hedgehog and stag beetle as given in sections 4.51 to 4.55 (inclusive) – of '54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment' by Cherry Tree Ecology Ltd must be implemented in full. –

Reason: compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and CS41 "conserve and improve landscape and townscape, biodiversity and habitats."

18. a) No part of the development hereby permitted shall be commenced, including any demolition / and site clearance for the purposes of the development, unless a Habitat Management and Monitoring Plan ("HMMP") has first been submitted to and approved in writing by the local planning authority.
- b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted and the recommendations contained the Ecological Impact Assessment' by Cherry Tree Ecology Ltd
- c) The HMMP shall in particular include:
 - a) a background section; including:

- i. a high level summary of all relevant matters identified in the HMMP;
 - ii. details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and
 - iii. the metric used for the purposes of the HMMP; and
- b) a section setting out all planned habitat activities, including:
- i. overarching aims and objectives;
 - ii. design principles informed by all relevant baseline information;
 - iii. full details of the Habitat Provision;
 - iv. a Condition Target for each habitat forming part of the Habitat Provision together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;
 - v. details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and
 - vi. details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and
- d) a monitoring schedule section including:
- a) a monitoring strategy;
 - b) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and
 - c) details of how Adaptive Management will be incorporated into meeting every Condition Target; and
- e) plans and details reasonably necessary for each section.
- f) No [part of the development shall be occupied or otherwise brought into use] unless the local planning authority has approved in writing the Completion of Initial Habitat Report.
- g) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.
- h) Whenever a Monitoring Report is submitted to the local planning authority in accordance with the approved HMMP, in addition to any other information, it shall in particular include:
- i. a progress summary;
 - ii. details of the person(s) responsible for compiling the information in the monitoring report;
 - iii. details identifying the success or failure of the Habitat Provision both generally and in particular as against every relevant Condition Target;
 - iv. progress toward every Condition Target including any identified barrier(s) to such progress;
 - v. any Adaptive Management required to ensure that the Habitat Provision is on track to meet each Condition Target and continues to meet every Condition Target once achieved;
 - vi. a register of activity; and
 - vii. any identified need to vary the approved HMMP together with relevant explanation.

Definitions within HMMP

“Adaptive Management” means procedure(s) whether originally identified in the approved HMMP, a Monitoring Report or otherwise including a timetable for delivery to ensure that the Condition Target(s) are achieved and thereafter maintained [including any procedure(s) that the local planning authority may at any time specify in writing for such a purpose [in the event of any procedure not proving successful]];

“Condition Target” mean the minimum acceptable targeted level of habitat condition in relation to each habitat type situated on the application site including a time by when that habitat condition will be reached where it is not already being met;

“Completion of Initial Habitats” means the date on which the local planning authority issue an approval of the Completion of Development Report;

“Completion of Initial Habitats Report” means a written report submitted to the local planning authority for the purposes of this condition identifying the date on which the development hereby permitted has been completed together with evidence of such completion and also of compliance with all targets applicable on or before that date identified in the approved HMMP;

“Habitat Provision” means all habitat situated on the application site to which this permission relates to be retained, created and enhanced

“Monitoring Report” means a report containing monitoring and survey information to be submitted to the local planning authority in relation to the Habitat Provision including person(s) responsible for undertaking all such monitoring and surveys and submission of the report to the local planning authority.

Reason: to ensure there is adequate protection for the existing habitats and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

INFORMATIVES

1. INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.
2. INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.
3. INFORMATIVE NOTE: This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL Liability Notice has been issued with this planning permission that requires a financial payment on commencement of development. Full details are explained in the notice.
4. In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development

proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance: The applicant/agent was updated of any issues after the initial site visit,
The applicant was provided with the opportunity to address issues identified by the case officer, submitted revised plans and permission was granted.

Background Documents:

P-29232-270125

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.