

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 02 April 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Present: Cllr C Adams, Cllr J Challinor, Cllr A Chapmanlaw, Cllr P Cooper,
Cllr B Hitchcock, Cllr G Martin, Cllr S McCormack and Cllr P Sidaway

93. Apologies

Apologies were received from Cllr J Clements and Cllr J Salmon.

94. Substitute Members

There were no substitute members.

95. Declarations of Interests

There were no declarations of interest.

96. Confirmation of Minutes

The minutes of the meeting held on 5 February 2026 were confirmed as an accurate record and signed by the Chair.

97. Public Issues

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

98. Schedule of Planning Applications

The Committee considered four planning application reports, copies of which had been circulated and which appear as Appendix A to D to these minutes in the Minute Book. A Committee Addendum Sheet was published on 1 April 2026 and appears as Appendix E to these minutes.

99. 16 Lakeside Road, Poole, BH13 6LR

Canford Cliffs ward

P/25/05046/CONDR

Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts,

altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor.

Public Representations

Objectors

- ❖ Kjell Bergtsson
- ❖ Peter and Alexa Noble

Applicant/Supporters

- ❖ Giles Moir on behalf of the applicant

Ward Councillors

- ❖ Cllr Gavin Wright, objecting

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report.

Voting: For – 6, Against – 2, Abstain – 1

100. 39 Shillito Road Poole BH12 2BW

Newtown and Heatherlands ward

P/26/00207/FUL

Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store.

Public Representations

Objectors

- ❖ Janice Clark

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr Millie Earl, objecting
- ❖ Cllr Sandra Mackrow, objecting

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report with power being delegated to the Head of Planning Operations to determine the final wording of the following reasons for refusal:

The proposal, due to the provision of substandard communal facilities (kitchen/living room) provided within the proposed building would result in cramped and oppressive living conditions for the prospective occupiers, especially with the bedroom sizes being relatively small and not reasonably meeting the needs of the prospective occupants. Furthermore, the proposed development would be served by a small

rear garden, which would not provide a sufficient external, private amenity space for the occupants of the proposed development, resulting in cramped living conditions for the prospective occupiers, contrary to the provisions of Policy PP27 1(d) of the Poole local plan.

The proposal, due to its nature, would result in an unacceptable level of noise resulting from the overintensification of the use on site, which would be detrimental to the amenities of the adjacent neighbours, and harmful to the established character of the area, contrary to the provisions of Policy PP271 of the Poole Local Plan.

The overintensification of the use of the site would also result in a change in the character of the local area.

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

Note: Officers clarified that should members wish to grant permission an amendment to Condition 6 in the report was put forward to replicate the wording of the Management Plan condition for Item 6c in the Committee Addendum.

Cllr S McCormack left the meeting at the end of this item.

101. 104 Alder Road Poole BH12 4AB

Alderney and Bourne Valley ward

P/25/03850/CONDR

Variation of Condition 2 (Approved Plans) of application APP/23/00876/F (Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16 bedroom HMO with associated access alterations, car parking, bin and cycle storage.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr Tony Trent, objecting

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 1.4.26 and the verbal addendum at the meeting comprising changes to paragraph 55 of the report so that it states '1. 2m' and not '1.7m', Condition 2 so that it includes the site plan as submitted in application APP/23/00876/F, Condition 15 (on the

committee addendum) so that reference to window cill height is 1.2m and not 1.7m and paragraph 24 of the report in order to add reference to Policy PP8 'Mix of Housing'.

Voting: Unanimous

102. 54 Howeth Road Bournemouth BH10 5EB

Redhill and Northbourne

P-29232-270125

Construction of 3 new dwellings on land to rear of 54 Howeth Road

Public Representations

Objectors

- ❖ Mandy Toms

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr S Bartlett

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report

Voting: Unanimous

103. Appeals Report

The Development Management (DM) Manager presented a report, a copy of which had been circulated and which appears as Appendix F to these minutes in the Minute Book.

The report provided an update on the Local Planning Authority's appeal performance over the stated period. In particular the Committee was asked to note the decision of the Planning Inspector to allow the appeal for Dorwin Court, 328 Poole Road & 68 Princess Road, Poole. It was noted that the decision to refuse permission had been made by the Committee contrary to the officer recommendation for the reasons summarised in the report. The DM Manager outlined the robust feedback provided by the Inspector in explaining why they found the proposal to be acceptable.

The report was noted.

The meeting was adjourned between 12.05 pm and 12.19 pm

The meeting ended at 1.09 pm

CHAIR