

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 11 June 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Present: Cllr J Challinor, Cllr A Chapmanlaw, Cllr P Cooper, Cllr B Hitchcock,
Cllr G Martin, Cllr K Rampton, Cllr J Salmon and Cllr P Sidaway

13. Apologies

Apologies were received from Cllr Jo Clements.

14. Substitute Members

There were no substitute members.

15. Declarations of Interests

During Item 6b Cllr J Challinor declared for transparency that he was an occasional user of the site.

16. Confirmation of Minutes

The minutes of the meeting held on 145th May 2026 were confirmed as an accurate record.

17. Public Issues

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

18. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A and B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 13 May 2026 and appears as Appendix C to these minutes.

19. 41 Shillito Road Poole BH12 2BW

Newtown and Heatherlands ward

P/26/01781/FUL

Change of use from dwellinghouse (Class C3) to seven bedroom/seven person House in Multiple Occupation (Sui generis).

Objectors:

- ❖ Janice Clark

Applicant/Supporters

- ❖ Alex Berthonneau

Ward Councillors:

- ❖ Cllr Millie Earl

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report for the following reasons: 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 over intensification 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 PP27(1) 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: Unanimous

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

Creekmoor ward

P/25/01968/CONDR

Variation of condition Nos. 1, 2, 3, 4, 8 and 14 of planning permission APP/24/00641/F as described in that description of development to:

- Extend the limited period to three years from the date of this Decision Notice.
- Amend the site, building, and court layout (reducing to six courts in total).
- Reduce the building's scale and footprint.
- Revise the parking layout and footway link to the central island pedestrian crossing.

- Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.

Objectors:

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annan - Agent

Ward Councillors:

- ❖ None registered

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

Voting: Unanimous

21. Appeals Report

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

The report provided an update on the Local Planning Authority's appeal performance over the stated period.

The report was noted.

The meeting ended at 11.13 am

CHAIRMAN