

BROADSTONE TOWN COUNCIL

Minutes of Broadstone Town Council, Planning, Highways & Licensing Committee Meeting held on 23rd June 2026 in the NorthReach Annex, St John's Church. The meeting commenced at 14.30pm

PRESENT:

Cllr **Brooke**, Cllr **O'Neil**, Cllr **Sidaway**, Cllr **Tebbs** & Cllr **Walls**

ALSO IN ATTENDANCE:

M **Harrington** (Proper Officer)

ABSENT:

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Cllr Sidaway as Council Chairman opened the meeting.

PUBLIC SESSION

One member of public was present and wished to raise concern in regard to application P/26/01841/FUL.

0626-1. ELECTION OF CHAIRMAN & VICE-CHAIRMAN AND RECEIPT OF DECLARATION OF ACCEPTANCE OF OFFICE.

Cllr Sidway asked for nominations for the role of Chairman.

Proposed Cllr Sidaway

Seconded Cllr Tebbs

RESOLVED: Cllr Brooke was elected as Chairman to the Broadstone Town Council Planning, Highways & Licensing Committee and signed the acceptance of office.

The Chairman asked for nominations for the role of Vice-Chairman

Proposed Cllr O'Neil

Seconded Cllr Sidaway

RESOLVED: Cllr Tebbs was elected as Vice-Chairman to Broadstone Town Council Planning, Highways & Licensing Committee and signed the acceptance of office.

0626-2. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA.

- a. No declaration was made. NB: this does not preclude any later declarations.
- b. No dispensation was requested.

0626-3. APOLOGIES FOR ABSENCE.

All Councillors were present.

0626-4. PLANNING APPLICATIONS RECEIVED

- a. A discussion was held regarding planning applications received. Noting any application received after the agenda publication date will be discussed.

P/26/02166/CONDR - 49 York Road Poole BH18 8EW

Variation of condition 1 (Approved Plans) of planning permission APP/21/01651/F (Demolish existing double garage, sever the plot and erect a new chalet bungalow) for revised building levels and height to the approved chalet bungalow

Committee: No Comment.

P/26/02166/CONDR - 49 York Road Poole BH18 8EW

Variation of Condition 2 (Approved Plans) of planning permission APP/21/01651/F to allow amended building levels and height to the approved chalet bungalow at 49 York Road, Broadstone, BH18 8EW.

Committee: No Comment.

Sign:

Chairman: Cllr Brooke

Date:

Page 1 of 3

P/26/02744/HOU - 4 Lytham Road Poole BH18 8JS

Construction of a new outbuilding for use as a garden room /gym.

Committee: No Comment.

P/26/02806/HOU - 50 Lower Blandford Road Poole Broadstone BH18 8NY

Single storey rear extension

Committee: No Comment.

P/26/02835/HOU - 7 York Road Poole Broadstone BH18 8EW

Removal of conservatory and erection of a single storey annexe to rear of property

Committee: No Comment.

P/26/02811/HOU - 77 West Way Poole Broadstone BH18 9LJ

Single Storey extension to front, new front porch roof, internal changes.

Committee: No Comment.

P/26/02871/HOU - 81 Lower Blandford Road Poole BH18 8NS

Single storey side extension, new first floor ensuite window, garage enlargement.

Committee: No Comment.

P/26/01841/FUL - Land adjacent no.13 Ridgeway Broadstone BH18 8DY

Construction of a detached house with parking and access

Committee: **RESOLVED:** Delegated authority was granted to Cllr Brooke to submit comment on behalf of the Town Council in respect of planning application P/26/01841/FUL, objecting to the proposal on the grounds that it remains contrary to Policy BP8 of the Broadstone Neighbourhood Plan, fails to respect the prevailing character, scale, spacing and rhythm of development within Ridgeway, and does not adequately demonstrate that the concerns previously raised by BCP Council, the Planning Inspector and consultees have been satisfactorily addressed.

P/26/02224/FUL - 48 Hillbourne Road Poole BH17 7JB

Demolish garage and side and rear extensions, sever land and erect 2 chalet bungalows with parking

Committee: **RESOLVED:** Delegated authority was granted to Cllr Brooke to submit comment on behalf of the Town Council in respect of planning application P/26/02224/FUL, objecting to the proposal on the grounds that although the site is outside the Parish boundary, the site is immediately adjacent to it and therefore impacts the character of the Parish. Members considered the proposal to represent an overdevelopment of the site, with insufficient amenity space for the proposed dwellings and a cramped layout, particularly the left-hand bungalow's proximity to the new boundary wall.

ACTION: Proper Officer to submit comments.

b. To receive planning applications received after the agenda publication.

P/26/02876/HOU at 20 Meadow Rise Poole Broadstone BH18 9ED

Committee: **RESOLVED:** Members noted that the application had only recently been received and delegated authority to Cllr Brooke to submit comments on behalf of the Parish Council if considered necessary.

0626-5. LICENSING APPLICATIONS RECEIVED

No Licensing applications were received.

0626-6. HIGHWAYS NOTICE

A discussion was held in respect of the forthcoming Dunyeats Road works between 17th August to 28th August 2026.

ACTION: Proper Officer to contact BCP Council to request notice of works prior to public notice being issued.

0626-7. BROADSTONE NEIGHBOURHOOD PLAN

A discussion was held regarding the Broadstone Neighbourhood Plan.

Proposed Cllr Brooke

Seconded Cllr Sidaway

RESOLVED: Broadstone Town Council formally adopt the Broadstone Neighbourhood Plan.

0626-8. PROPER OFFICERS REPORT

- a. Training
The Proper Officer recommended all Planning Committee Members attend DAPTC Planning Training.

0626-9. CORRESPONDENCE

1. BCP Council Local Plan. Notice of Intention to commence plan making under the new national planning system.

ACTION: Proper Officer to add to the July committee agenda.

2. To consider any correspondence received after the agenda publication date.
No further correspondence was considered.

0626-10. NEXT MEETING.

- a. Items for the next meeting agenda
No further items were noted.
- b. Meeting date 10th July 2026, time 14.30pm and location St Johns NorthReach Annex.
The meeting ended at 15.34