

BROADSTONE TOWN COUNCIL

Minutes of Broadstone Town Council, Planning, Highways & Licensing Committee Meeting held on 25th August 2026 in the NorthReach Annex, St John's Church. The meeting commenced at 2.30pm

PRESENT:

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

ALSO IN ATTENDANCE:

M **Harrington** (Proper Officer)

ABSENT:

Cllr **Tebbs**

It was noted the meeting was being recorded to aid with minute taking

PUBLIC SESSION

One member of public was present to watch the proceedings.

P:0826-1. 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.

P:0826-2. APOLOGIES FOR ABSENCE.

Apologies were received from Cllr Tebbs for personal reasons. It was noted the quorum for the committee is three.

P:0826-3. PREVIOUS MINUTES

Proposed Cllr Brooke

Seconded Cllr O'Neil

RESOLVED: The minutes from the Planning, Highways & Licencing Committee meeting held on 10th July 2026 were approved and signed as a correct record of the meeting. (LGA 1972, SCHEDULE 12, PARA 41(1). Proper Officer to place a copy of the minutes in the library.

P:0826-4. PLANNING APPLICATIONS RECEIVED

- a. A list of planning applications was submitted before the meeting and discussed. Noting any application received after the agenda publication date was also included.
 - 1. Application: P/26/03128/HOU
Location: 3 High Park Road Poole BH18 9DE
Proposal: Single-storey side and rear wrap-around extension and first floor additions to form a larger family home with a replacement garage and additional carports, vehicular sliding entrance gate and pleached tree planting/landscaping.
Comment: No objection.
 - 2. Application: P/26/03525/HOU
Location: 7 Heysham Road Poole BH18 8LB
Proposal: Removal of conservatory and single storey extensions to front, side and rear of bungalow to include formation of covered areas
Comment: No objection
 - 3. Application: P/26/03434/HOU
Location: 15 Fairview Drive Poole BH18 9AP
Proposal: Single storey extensions to the front at both sides and at the rear
Comment: No objection.

4. Application: P/26/03054/FUL
Location: 12 Hillbourne Road Poole BH17 7JB
Proposal: Erect a single storey dwelling
Comment: No objection
5. Application: P/26/03767/FUL
Location: 44 Clarendon Road Poole BH18 9HY
Proposal: Sever land and erect 1 No house with parking. Create new parking and access for existing house
Comment: Broadstone Town Council wish to raise a concern in that this application as it is, would have a detrimental impact on the established character and street scene of Clarendon Road.
Paragraph 3.7.3 of the Broadstone Neighbourhood Plan recognises the importance of the significant gaps between detached properties, noting that they enhance the street scene, create a sense of spaciousness and contribute to the area's distinctive character. The proposal would reduce this established gap between dwellings and is therefore contrary to Policy BP8(iii), which seeks to retain important gaps between properties.

The Council is also concerned that the different eaves/roofline of the proposed dwelling would fail to reflect the prevailing scale and rhythm of the existing properties, resulting in an adverse impact on the established street scene.

RESOLVED / ACTION: Proper Officer to submit comments as listed above.

P:0826-5. LICENSING APPLICATIONS RECEIVED

It was noted no licensing applications have been received.

P:0826-6. HIGHWAYS NOTICE

It was noted no Highways Notices have been received.

P:0826-7. BCP LOCAL PLAN

No update was noted.

RESOLVED: Proper Officer to add "CIL Update" as a standing order to Planning, Licensing & highways Committee agendas.

P:0826-8. CORRESPONDENCE

No further correspondence was noted.

P:0826-9. TRAINING

- a. It was noted BCP Council have acknowledged our request for basic level training and are looking into options.
- b. A short in-house training session was given by Cllr Brooke.

P:0826-10. NEXT MEETING.

- a. Items for the next meeting agenda
- b. Next meeting: 22nd September 2026, at 14:30pm in the St Johns Church NorthReach Annex

The meeting ended at 15.44