

BPCCRA Open Meeting Wednesday, 10 June 2026, 7.30pm
Committee Rooms. Aldhelm's Church, Lindsay Road

Present:

Andrea Charman – Chair (AC)
Annabel Stemp – Magazine Editor & Communications Officer (AS)
John Harkness – Planning Officer (JH)
Stanley Peters - Treasurer (SP)
John Pearce - Membership Secretary (JP)
Roy Pointer – Senior Advisor (RP)

1) Welcome & Apologies Chair (AC) called meeting to order at 7.30 welcoming all attendees and noted the absence of a Secretary as the Association seeks to fill the vacant post

2) Chair's Review

a) Chair (AC) listed upcoming events.

- i) Unveiling of Pinecliff Shelter Mural Thursday July 2nd 2.30pm – organised by former Chair, Peter Schroeder
- ii) August Open Meeting – August 12 – followed by Summer Drinks
- iii) October Open Meeting with Wessex Water speaker
- iv) An Open Meeting focused on Planning Issues with Council Speaker (TBA)

Note: iii) & iv) are part of the proposed 'themed meeting initiative.'

b) Membership is an ongoing challenge. Our Communications Officer (AS) has been working on legacy spreadsheets and removing the accumulation of non-payers. It was raised that we lack email addresses for many members hindering communication in general and renewal payments in particular. We have used traditional mail to contact these members for their email address at the cost of circa £150.

c) Looking ahead in general we need to strengthen the Executive. We need to fill the posts of Secretary, Special Projects lead and Business Partnerships/Marketing lead. We also must review our Association rules together with our general aims and objectives.

3) Process Changes – Digital Shift – Membership Changes Our Membership Secretary (JP) outlined the imminent introduction of the online membership management system and changes to membership processes. Annual membership has been raised to £10 for individual members and £7 for block resident members. A couple of questions from the floor sought to confirm that the increases will start in June but will not impact members who have already renewed.

4) Treasurer Updates (SP) Our treasurer updated members on the Association's current financial status reinforcing the need to increase membership fees in an ever more challenging economic environment.

5) Planning Update Our Planning Officer (JH) provided a comprehensive update which is available here <https://www.pinesandchines.co.uk/about/> JH noted that the planning scene has been relatively quiet.

6) An Overview of 'How Planning Works' Chair (AC) distributed a handout about Planning (*refer to page 3*) including comments from John Challinor, who sits on the BCP Planning Committee and our Planning Officer JH, as the basis for a more comprehensive discussion at a later Open Meeting. We also hope to have a Planning Department representative at this meeting to facilitate member understanding. JH also provided a Local Plan timetable recently published by BCP Council (*refer to page 6*). The core message from all of this is that central government pressure to build more will make resistance increasingly difficult. making conservation and protection of green spaces more challenging. A short discussion followed with JH providing answers/comments.

7) AOB Our Communications Officer (AS) raised the requirement for a replacement warden for Forest Road which resulted in a volunteer coming forward. We would like to record our thanks as we continue to seek additional wardens and other volunteers.

Formal Meeting closed at 8.20pm

Andrea Charman – Chair

**Next Meeting August 12 @ 7.30pm
8.30-9-15pm Summer Drinks**

A FEW POINTS ON PLANNING

An LPA will decide a planning application in line with relevant policies in its local plan (and the neighbourhood plan, if there is one) unless “material considerations” indicate otherwise. There is no set list of material considerations, although one important material consideration is the government’s NPPF.

Before making a planning decision, an LPA is required to hold a public consultation to allow local residents to express their views on the proposed development. By law, an LPA is required when making its decision.

Can planning permission be overturned?

Failure to obtain planning permission where required or to adhere to conditions attached to planning permission constitutes a “planning breach”. LPAs have a range of enforcement powers to respond to planning breaches. For example, an LPA can use an enforcement notice to require a developer to remedy a planning breach; this might involve stopping works or removing a building from land. **Failure to comply with an enforcement notice is a criminal offence that can result in a fine.**

HOW are PLANNING APPLICATIONS DECIDED?

HOW ARE PLANNING BREACHES ENFORCED?

An LPA will not necessarily refuse planning permission, if residents object to an application. An LPA may still grant consent if material considerations indicate otherwise.

If a decision is cancelled, the LPA (or planning inspector) will retake their decision, correcting any procedural mistakes identified by the court. They may reach the same decision again, for different or expanded reasons, or make a different decision.

If an LPA refuses planning permission, **applicants can appeal the refusal decision**. Most appeals are decided by an inspector working for the Planning Inspectorate, an executive agency of the Department for Levelling Up, Housing and Communities.

If constituents have concerns about the way in which an LPA took a planning decision or about a lack of enforcement action by an LPA, they can complain to the Local Government Ombudsman. A local authority’s own complaints procedure must first have been exhausted for the Ombudsman to look at a case.

In rare cases, **the Secretary of State can “call in” a planning application** for their own determination. This is only possible up to the point at which the LPA has formally issued its decision. It is not possible to ask the Secretary of State to “call-in” a planning application once the LPA formally issues its decision. **The Secretary of State cannot use their “call-in” powers to overturn decisions made by LPAs.**

Judicial Review

- **Local plans are prepared by LPAs.**
- They set out their vision and framework for the future development of and land use in their area. A local plan identifies what development is needed, where it should go, and what land is protected.

Most planning applications are decided by local authority planning officers. Only around 10% of applications are decided by councillors on a planning committee. These are usually applications for major developments and controversial projects. Most types of “development” require planning permission from the LPA to go ahead, although some forms of “permitted development” (for example, certain home improvement projects) are exempt from that requirement.

- **Neighbourhood plans** are prepared by parish or town councils or local groups (called neighbourhood forums). A neighbourhood plan allows a local community to shape what new buildings in its area should look like and what infrastructure should be provided. There is no third party right of appeal

Role of the Local Government Ombudsman

Some areas with elected mayors/combined authorities, (Greater London, Liverpool City Region) also have a spatial development strategy that guides development for LPAs in their area.

Suspected planning breaches can be reported to the planning enforcement team of the LPA. It is up to the LPA, however, whether and what enforcement action they take against reported breaches. The government advises LPAs to “act proportionately” in responding to breaches. The government’s planning policies are set out in the **National Planning Policy Framework (NPPF)** and accompanying **Planning Practice Guidance**. Local and neighbourhood plans should be prepared in line with the NPPF.

The Ombudsman can only look at whether the LPA followed correct processes. They **cannot overturn a planning decision**. If they find fault with an LPA’s procedures, the Ombudsman will issue recommendations to the LPA about how it can improve.

The planning decisions of LPAs (and planning inspectors) can be challenged in court by judicial review. The court can only rule on the way in which a decision was made, not on the planning merits of the case itself.

The planning system in England is “**plan-led**”. This means what can be built and where is set out in plans:

There is a strict six-week limit for applying for judicial review. To proceed, a claim for judicial review requires permission from the court. It will decide whether a claimant has a “sufficient interest” and whether the grounds for judicial review are met.

There is no third-party right of appeal in planning law. This means that neighbours or other third parties who objected to an application and are upset about an LPA’s decision do not have a right to appeal that decision with the Planning Inspectorate.

What is the role of views of local residents?

Where they exist, parish and town councils can request notification of planning applications to comment on them; but they are not responsible for making decisions.

Whether a particular consideration is material to a planning application will depend on the circumstances of the case. It is for the LPA to decide in the first instance and the courts in case of a dispute. *The courts have generally ruled that purely private interests (such as neighbouring property values) are not material considerations.*

Who decides a planning application?

Planning applications are decided either by the local council's professional planning officers or by a committee of elected local councillors. The vast majority of decisions are made by officers, while larger or controversial schemes go to the committee.

The decision-making process is divided in two ways:

- **Delegated Powers (approx. 90-95% of applications):** A case officer and a senior manager make the decision. This is used for standard, smaller-scale projects that align with the local

plan. The officer will assess the plans against local policies, national guidelines, and community feedback before approving or refusing it.

- **Planning Committee (approx. 5-10% of applications):** If a project is highly controversial, deviates from local planning policy, or is exceptionally large, it is referred to a committee of elected local councillors. These committees meet publicly, and local residents or applicants are often allowed to attend and speak.

Some Additional Points (noted by Cll John Challinor)

The changes to planning legislation and increased house build targets, development will get progressively harder to resist. Key points to consider remain:

- Impact on the street scene/character of an area (though I know that may seem hard to believe given some applications that have been approved!)
- Impact on amenity of neighbours - light, overbearing nature, overlooking etc
- Trees - whether covered by preservation orders or not can be a major factor
- Heritage/conservation listed buildings, heritage assets, conservation areas
- Overdevelopment - too many units for a site/plot-splitting, especially if this differs from the established residential pattern (character of the area)
- Other environment issues - vulnerable topography, impact on protected species, potential flooding

Local Plan timetable

Under the new plan-making system we are required to publish a Local Plan timetable and to provide regular updates. The timetable includes key milestones for the preparation of the Local Plan, it replaces the Local Development Scheme.

We have also prepared a project initiation document which provides more detailed information about the project management of the process.

Reference	Activity	Date
Stage: Getting Ready		
1	Publish Notice to Commence Plan Making	3 June 2026
2	Notice of scoping consultation (consultation start)	15 June 2026
3	Date representations on scoping consultation to be received	27 July 2026
4	Gateway 1 Self-Assessment	3 October 2026
Stage: Vision and strategy development		
4	Notice of Plan Content and Evidence consultation (consultation start)	19 October 2026
	Date representations on Content and Evidence consultation to be received	27 November 2026
	Gateway 2 (PINS assessment)	5 April 2027
Stage: Draft plan preparation		
18	Notice of consultation on the proposed Local Plan (consultation start)	27 September 2027
	Date representations on the proposed Local Plan to be received	19 November 2027
19	Gateway 3 (PINS assessment)	17 March 2028
20	Plan Submission	26 May 2028
Examination		
22	Plan adoption (Indicative)	31 January 2029