

CHRISTCHURCH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 23 July 2019 at 6.00pm at the Druitt Hall,
High Street, Christchurch BH23 1AJ

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F Neale

Present: Cllr J A Abbott, Cllr G R Jarvis, Cllr T Lane, and Cllr M J Tarling

Apologies for absence: Cllr M Cox and Cllr L M Dedman

Officers present: Daniel Lucas, Town Clerk
Susan Roxby, Administrative Support Officer

59. Declarations of Interest

Cllr M Tarling declared a non-pecuniary interest in the Magistrates' Courts Application.

60. Minutes

The minutes of the meeting held on 7 June 2019 were agreed and signed as an accurate record.

Voting: unanimous

61. Public Participation

Mr G Gregory spoke on general planning matters and asked that the Council considered matters in a more broad and proactive manner. He specifically requested the following:

- Reid Steel and Aster Applications be considered by the Committee;
- zones changed so that retain space did not have to be included in the Aster Application for the Magistrates Court;

- chairs and tables on the Highway/public footpath which caused problems with wheelchairs on Church Street, High Street and Castle street be considered; and
- the general tidiness of the town be considered.

The Chairman of the Committee informed Mr G Gregory that no additional items could be considered by the committee unless the matter was urgent and therefore the Reid Steel and Aster applications could not be considered as the committee was constrained by its terms of reference. The Chairman further advised that Mr G Gregory should put the matters in writing to the Council so that they may be taken further.

The Chairman confirmed that the highway/public footpath should not be obstructed and advised Mr G Gregory to write to his Ward Councillor to enable this to be referred to Bournemouth, Christchurch and Poole (BCP) Council's Highway Department.

The Town Clerk advised that he would write to BCP Council to see if the views of the Town Council could be consulted on regarding applications for tables and chairs licensing and A boards.

Cllr M Tarling declared a non-pecuniary interest in the Magistrates Courts Application as he had worked with Aster to develop a Science Centre at the Magistrates Courts site.

62. Public Questions

There were no questions from the public on this occasion.

63. Planning Applications

Members were asked to consider the applications listed below and that the following comments be forwarded to Bournemouth Christchurch and Poole Council:

- 1. Application: [8/19/0990/FUL](#) – The Fountain, 1 High Street, Christchurch, Dorset. BH23 1AE**

Proposed construction of a 2/3 storey building comprising a ground floor commercial unit (A1, A2 or A3) with six apartments, and a coach house style building with two apartments over, together with parking and landscaping.

OBJECTION on the grounds of:

1. Disturbance of archaeological remains contrary to Policy HE1 of the Local Plan and the observed findings from the applicant's own consultants and submission details.
2. That if a condition can overcome the objection that the condition is bespoke to the site given the age of the archaeological report and the sensitive location next to a Scheduled Ancient Monument;
3. Loss of car parking for current business concerns thereby re-locating the parked cars onto the highway network contrary to the supporting text to Policy KS12 of the Core Strategy. When considered against no provision for replacement parking either on the proposed site location, or within the vicinity contrary to saved Policy P5 of the Christchurch Borough Council Local Plan, the application does not provide for a sustainable parking solution; and
4. Inappropriate large building unsympathetic to the street scene and setting of the conservation area contrary to HE1 and HE2 and saved policy BE4.

Voting: unanimous

2. **Application:** [8/19/1004/PNOD](#) – 45 Bargates, Christchurch, Dorset. BH23 1QD.

Change of use B1(a) office space to C3 flats.

RAISE OBJECTION due to insufficient information with the application to suggest the site is or was solely in class B1(a) at the material time. The submitted plans and planning history of the application site suggests upon balance a mixed use comprising flats, offices and elements of A1 and A2 uses. The GPDO does not permit change of use from a mixed use in this Class, therefore the application does not come within Permitted Development.

Voting: unanimous

3. **Application:** [8/19/0873/FUL](#) – 1 Devon Road, Christchurch, Dorset, BH23 2DX.

Demolish existing detached bungalow and replace with three terraced bedroom houses.

RAISE NO OBJECTION although concerns were expressed regarding lack of information relating to the amenity of a neighbour at 197 and boundary treatments.

Voting: 5:0 (1 abstention as Cllr G R Jarvis left the room)

4. Application: [8/19/0840/TCA](#) – Druitt Gardens, Christchurch.

T0070 – Evergreen Oak – Reduce all branches on first major limb and central leader cut back past boundary line. 6-6.5 metre reduction for lower tier. 3 metre reduction for higher tier.

Mr P Fenning, a Member of Friends of Druitt Gardens spoke in objection to the Evergreen Oak application.

RAISE OBJECTION due to:

- 1. the lack of information or arboricultural reports for the necessity of the work; and**
- 2. there being no remit for the Council bearing the cost of the works.**

Voting: unanimous

The Chairman thanked Members and Officers for their contributions and the meeting ended at 7.42pm

CHAIRMAN