

CHRISTCHURCH TOWN COUNCIL

PLANNING COMMITTEE

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

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J A Abbott, Cllr M Cox, Cllr L Dedman, Cllr G R Jarvis,
Cllr T Lane, and Cllr M J Tarling.

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

104. Declarations of Interest

Cllr M J Tarling declared a non-pecuniary interest in Minute No.108 (Planning Application 8/18/3263/FUL) as he had been a member of a group called 'Discover Science in Christchurch' which was formed to open a Museum in Christchurch and remained present for the discussion and voting thereon.

Cllr Mrs L Dedman declared a non-pecuniary interest in Minute No. 108 (Planning Application 8/19/1172/FUL) as she had met and spoken with residents but had not expressed an opinion and remained present for the discussion and voting thereon.

105. Minutes of Previous Meeting

The minutes of the meeting held on 21 August 2019 were agreed and signed as an accurate record.

Voting: unanimous

106. Public Participation

Mr Peter Fenning spoke in objection to Planning Application 8/19/1212/HOU and 8/19/1172/FUL.

Ms Susan Suliman spoke in objection to Planning Application 8/18/3263/FUL.

107. Public Questions

There were no questions from the public on this occasion.

108. 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: [8/19/1172/FUL](#)

Demolition of existing buildings and erection of 29 residential units comprising houses and apartments, associated car parking, landscaping and associated works. at Steamer Point (Former MCA Training Centre) Steamer Point Christchurch BH23 4JQ.

Mr Peter Fenning spoke in objection to this application and raised the following concerns:

- Scale, bulk and height was not appropriate or in character with neighbouring properties.
- Tree protection and loss of open space.
- Ecology concerns for the adjacent nature reserve.
- Concerns for asbestos contamination and Radio activity in the ground.
- Cliff instability due to drainage pipes.

Members discussed the application and felt that the main impact would be on the local Nature Reserve and the visual impact of the apartments which were considered too high.

Members further considered that Bat and Ecological surveys should be undertaken. As bats and migrating birds were attracted to dark spaces Members requested that a condition be added to the planning application, should it be granted, to exclude external lighting to the South and East of the building to the sea and nature reserve.

Some members liked the art deco design but felt the development was too dense. Another Member did not agree with the developer's opinion that the properties compared to the large industrial buildings previously on the application site and considered these too high. Concerns were also expressed regarding protection of the cliffs due to the drainage pipes.

The committee agreed that the Community Infrastructure Levy should stay in Christchurch.

OBJECTION RAISED due to:

- 1. The bulk, height and scale of the apartment block to the East - South East of the site comprising four storeys would be an unwelcome and inappropriate intrusion into the existing character and skyline of the locality given its seafront location and would therefore be detrimental to the character and appearance of the area contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 Core- Strategy and policies ENV9 and H12 of the saved policies of the Christchurch Borough Council Local Plan 2001.**

It was COMMENTED that:

- 1. recommended that appropriate and more rigorous surveys be undertaken;**
- 2. the Community Infrastructure Levy should be retained in the community it was raised;**

Voting: unanimous

Cllr Mrs L Dedman declared a non-pecuniary interest in this item as she had met and spoken with residents but had not expressed an opinion and remained present for the discussion and voting thereon.

3. Application: [8/18/3263/FUL](#)

Erection of 131 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structures.

Ms Susan Suliman spoke in objection to this application and raised concerns regarding the impact on amenities for neighbouring properties and the density of the development. Ms Suliman considered that issues had not been addressed from the Planning Inspector's Appeal and that the character of the area should be retained with open spaces and trees. Ms Suliman was not against housing but felt it should not be at the loss of neighbouring residents.

RESOLVED that this item be deferred.

Voting: unanimous

Cllr M J Tarling declared a non-pecuniary interest in this item as he had been a member of a group called 'Discover Science in Christchurch' which was formed to open a Museum in Christchurch and remained present for the discussion.

4. Application: [8/191212/HOU](#)

To replace existing roof lights with dormers to front and rear. To erect conservatory to rear. 19 Avon Wharf, Bridge Street, Christchurch BH23 1DJ.

Mr Peter Fenning spoke in objection to this application and felt that this new application did not address the concerns in design in the original application.

Members debated and considered that the application did not overcome the original objections raised to the scheme previously and were content to re-establish that same objection to the current proposal.

OBJECTION RAISED:

- 1. The proposed scheme, by reason of the number of dormers proposed would disrupt the flow of the design of the roof of the building to the detriment of its character and appearance and to the wider Christchurch Conservation Area. The scheme is therefore contrary to policies HE1 & HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy and saved policies BE4 points 1 and 4 and H12 of the Christchurch Borough Council Local Plan 2001.**

Voting: unanimous

109. Appointment of Dorset Planning Consultant Ltd Relating to Initiation of Neighbourhood Plan.

Members were asked to consider appointing Dorset Planning Consultant Ltd as the Planning Agent to assist the Council in preparing a Neighbourhood Plan. Members had previously been invited to an introductory talk by the consultant on the 11th September 2019.

The Town Clerk advised Members that Section 137 Local Government Act 1972 would give the power to authorise this expenditure by the Council. A Government Funding Grant could be obtained for £9,000 with an uplift of £7,000 if the Neighbourhood Plan included housing, with a total £16,000 possible grant funding available.

Members questioned the Council's budget figure for the Neighbourhood Plan and was informed by the Town Clerk that there was no budget available, although there were funds that could be allocated from the Contingency and Reserves budgets.

Members further questioned the cost for a Neighbourhood Plan and were informed that no exact figure could be given and that it could take up to two and a half to four years to undertake and finance each year, and that over four years the approximate cost could be £100,000.

The Town Clerk informed Members that no further capital projects could go by the Council ahead if a Neighbourhood Plan was undertaken.

Some Members considered that they would like the Neighbourhood Plan to go ahead to protect residents.

RECOMMEND to Full Council the appointment upon receipt of a full report from the Town Clerk concerning the investigation of terms and conditions and full costs, budgetary considerations and the possible authorisation of section 137 Local Government Act 1972 expenditure.

Voting: unanimous

The meeting ended at 7.25pm

CHAIRMAN