

CHRISTCHURCH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 12 November 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 G R Jarvis, Cllr T Lane, and Cllr M J Tarling.

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

135. Declarations of Interest

Cllr M J Tarling declared a non-pecuniary interest in Minute No.139 (Planning Application 8/18/3263/FUL) as he had been a member of a group called 'Discover Science in Christchurch' which had association with the applicant and remained present for the discussion and voting thereon.

136. Minutes of Previous Meeting

The minutes of the meeting held on 1 October 2019 were agreed and signed as an accurate record.

Voting: unanimous

137. Public Participation

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

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

138. Public Questions

There were no questions from the public on this occasion.

139. 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: [8/18/3263/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 on behalf of Twynham Avenue residents and on conservation and ecology matters.

Mrs Suliman raised concerns regarding the impact on the amenities for neighbouring properties, noise disturbance, overlooking, loss of privacy and the density of the development.

Mrs Suliman raise further concerns on the loss of large trees and the biodiverse area that sustained wildlife, birds, bees and bats. Mrs Suliman considered that the ecology report was inadequate and the eco strip too short and narrow to mitigate the loss and that there would be an increase in urban related pressures.

Following debate by members, Cllr Tarling proposed that the application be recommended which was seconded by Cllr Cox with the following conditions:

- Strip at rear of premises of Twynham Avenue be increased to 5 meters
- Full height timber fence be erected at back of properties
- No lighting at units 1 – 9 at rear of Twynham Avenue for a dark corridor
- Planting as per scheme plus semi-mature trees planted
- Nuisance factor for 3 years regarding dust and noise register scheme with constructors and that they develop a very good rating on developer scheme.

The proposition fell on being put to the vote with voting: 3: 3: (1 Abstention)
(The Chairman used his casting vote)

The Chairman felt that he could not support the application and expressed concerns regarding car parking, the intrusion of a high-density development in a low-density area, and that the suitable alternative natural green space detailed in the application was already in use as a green space.

Cllr Jones proposed that the application be rejected, the motion was seconded by Cllr Neale due to it being detrimental to the amenities of the neighbours and lack of parking in the Town.

RESOLVED that the Town Council RAISE OBJECTION for the following reasons:

- a) **The proposed development results in a loss of public car parking capacity serving the town centre with no provision for replacement parking either on the proposed site location or within the vicinity and does not provide for any commuted infrastructure contributions in lieu of on or off-site provision contrary to saved Policy P5 of the Christchurch Borough Council Local Plan 2001;**
- b) **The proposed development creates an unsympathetic relationship along the western boundary with Twynham Avenue residents. The proposed green strip along this boundary has been significantly reduced and given the proposed development along this boundary it shall result in an adverse relationship with the existing occupiers of Twynham Avenue contrary to saved policy H12 of the Christchurch Local Plan 2001 and HE2 of the Christchurch and East Dorset Local Plan -Part 1 Core Strategy.**

Voting: 4: 3

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 had association with the applicant and remained present for the discussion and voting thereon.

2. Application: 8/19/1212/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

With the approval by the Chairman this urgent item was added to the agenda following a late call-in after the agenda had been published.

Mr Peter Fenning spoke in objection to this Planning Application as he considered that the number of dormers would disrupt the design of the roof. Mr Fenning informed the committee that Avon Wharf was designed with 57 velux windows and 11 dormer windows to avoid neighbour overlooking and expressed concerns that the application's front dormer would overlook properties.

Members discussed the application and considered that there had been no major change and that rejection of the application should be maintained.

RESOLVED that the Town Clerk be delegated to email BCP Council to advise that the objection to application 8/19/1212/HOU was maintained by the Town Council.

Voting: unanimous

140. BCP Council's Statement of Community Involvement, Call for Sites pursuant to Regulation 18 The Town and Country Planning (Local Planning) (England) Regulations 2012 – Town Council Response.

The Town Clerk Informed Members that BCP Council had consulted on the initiation of the new Local Plan for the Bournemouth, Christchurch, Poole area, and that the Town Council was at liberty to pass comment and resolve a response accordingly.

Members were informed that the Draft Statement of Community Involvement was a key part of neighbour planning and that BCP gave guidance and support to neighbourhood groups and forums and that the Town Council should also be included.

RESOLVED that the Town Council delegate to the Town Clerk to draw up the Town Council's comments and write to BCP Planning Policy a resolved Town Council's response with the approval of the Chairman and Vice-Chairman and circulate to Committee members.

Voting: unanimous

The meeting ended at 7.17pm

CHAIRMAN