



Christchurch Town Council

Old Town Hall
30 High Street
Christchurch
Dorset, BH23 1EA

Planning and Regulatory Committee Agenda

Tuesday, 2 June 2020, 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 2 June 2020 at 6.00pm.**

Membership:

Chairman: Cllr D Jones

Vice Chairman: Cllr F F T Neale

Cllr J A Abbott

Cllr M Cox

Cllr L Dedman

Cllr S Fotheringham

Cllr G R Jarvis

Cllr T Lane

Cllr M J Tarling

Members of the public wishing to attend the meeting should contact the Town Clerk direct and the Zoom link and Password shall be provided.

The business to be transacted is set out overleaf

Daniel Lucas
Town Clerk

27th May 2020

For further information please contact Daniel Lucas on 01202 022479 or email townclerk@christchurch-tc.gov.uk

Agenda

1. Apologies for Absence

To receive apologies for absence.

2. Declaration of Interests

Members are reminded that any disclosable pecuniary interests must be declared including any issues which may arise through predetermination of bias.

3. Public Participation

In accordance with the Council's Standing Orders the period of time designated for Public Participation cannot exceed 15 minutes unless directed by the Chairman of the meeting and a member of the public shall not speak for more than 5 minutes.

4. Public Questions

Members of the public who wish to ask a question at the meeting shall give notice to the Town Clerk of the question no later than 12 noon on the working day before the meeting is on. The question stated in the notice shall be the question asked at the meeting. The Chairman will call on those wishing to speak in turn, each questioner being allowed to speak for a maximum of 3 minutes. Those wishing to speak shall state their name and address.

5. Minutes of Previous Meeting

To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 26 February 2020 (copy attached)

4 - 7

6. Planning Applications

Members are asked to consider the applications listed below and to comment. Members are reminded that comments must relate to material planning matters.

Individual application links are included below but all applications can be viewed online at:

<http://planning.christchurchandeastdorset.gov.uk/search.aspx?auth=1>

7. **Application: 8/20/0205/FUL 51 Bargates, Christchurch.
BH23 1QE.**

Demolition of existing building. Construction of new church building.

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 26 February 2020 at 6.00pm at the Council Chamber, Civic Offices, Bridge Street, Christchurch BH23 1AZ

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J A Abbott, Cllr L Dedman, Cllr S Fotheringham, Cllr T Lane, and Cllr M J Tarling.

Apologies: Cllr G R Jarvis.

Also in attendance: Cllr C A Gardiner and Cllr Mrs S Spittle.

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

Members of the Public present: 7

Members of the Press present: None present

225. Declarations of Interest

Cllr Neale declared a non-pecuniary interest in Minute No. 229 (Planning Application 8/19/1589/OUT) as he had attended a Pennyfarthing Homes presentation concerning this application, but he had made no comment and remained present for the discussion and voting thereon.

Cllr Mrs Spittle declared a non-pecuniary interest in Minute No. 229 (Planning Application 8/19/1589/OUT) as she had attended a Pennyfarthing Homes presentation concerning this application, but she had made no comment and remained present for the discussion and voting thereon.

226. Minutes of Previous Meeting

The minutes of the meeting held on 26 January 2020 were agreed and signed as an accurate record.

Voting: unanimous

227. Public Participation

There was no participation from the public on this occasion.

228. Public Questions

There were no questions from the public on this occasion.

229. Planning Applications:

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

1. Application: 8/19/1589/OUT

Construction of a care home with associated parking, access and landscaping at land at no.74 Hurn Way and to the rear of nos. 66-72 and 76 Hurn Way, Christchurch.

A representative from Pennyfarthing Homes spoke in support of this application and stated that a Care Home for the elderly was considered an appropriate development within 400 metres of heathland. The ecology and trees would be maintained, the development was two storeys high, and Highways had confirmed that the car parking arrangements met safety requirements.

Mr Alan Addis spoke in objection to this application on behalf of the Hurn Way Residents and raised concerns that the Care Home would be a business in a quiet residential area, the bulk and height of building was out of character with the area, there would be loss of trees, overlooking, noise and light pollution, an increase in the numbers of cars causing traffic and parking issues, and its close proximity to heathlands.

Cllr Mrs Spittle spoke in objection to this application and raised concerns that the development would have an adverse effect on the surrounding nature as it was too large and close to the urban heathlands, Pet Covenant compliance would be required,

and as the surrounding area was solely residential with no commercial properties that this development would be out of character with the area.

Members raised concerns that the application would have a detrimental impact due to the scale and bulk and height of the development and out of character to the surrounding area.

RESOLVED that the Town Council RAISE OBJECTION due to the scale, bulk, mass and height of development which renders the scheme inappropriate in design and character to the surrounding residential area; contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy and saved policy H12 of the Christchurch Borough Council Local Plan 2001

Voting: 4: 2 (1 abstention)

Cllr Neale declared a non-pecuniary interest in this item and remained present for the discussion and voting thereon.

Cllr Spittle declared a non-pecuniary interest in this item and remained present for the discussion and voting thereon.

2. Application: 8/20/0079/HOU

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

This agenda item was added at the Chairman's consideration as an urgent item due to the window for comments and consideration of the application by the principal council expiring before the next cycle of this committee.

An elector spoke in objection to this application and raised concerns that 4 similar applications had been received by BCP Council, the dormers would overlook neighbours and disrupt the design and flow of the roof and were contrary to HE1 and HE2 policies. There were also concerns regarding the glazed balcony and rear conservatory.

RESOLVED that the Town Council RAISE OBJECTION due to the proposed scheme, by reason of the number of dormers proposed would disrupt the architectural 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

The meeting ended at 7.20pm

CHAIRMAN