

**CHRISTCHURCH TOWN COUNCIL**

**PLANNING AND REGULATORY COMMITTEE**

Minutes of the Meeting held on 2 June 2020 at 6.00pm via Zoom  
conferencing facilities

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

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

Also in  
attendance: Cllr A Coulton and Cllr C Gardiner.

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

Members of the 2  
Public present:

Members of the  
Press present: None present.

**16. Declarations of Interest**

Cllr D Jones declared a non-pecuniary interest in Minute No. 20 (Planning application 8/20/0205/FUL) as he knew one of the Ministers, but this would not affect him forming an opinion with an open mind, and remained present for the discussion and voting thereon.

Cllr F Neale declared a non-pecuniary interest in Minute No. 20 (Planning application 8/20/0205/FUL) as he was a Trustee on the CPP with one of the ministers at the church who had since left and remained present for the discussion and voting thereon.

Cllr M Tarling declared a non-pecuniary interest in Minute No. 20 (Planning application 8/20/0205/FUL) as he was an ex Baptist and remained present for the discussion and voting thereon.

**17. Minutes of Previous Meeting**

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

Voting: nem.con.

**18. Public Participation**

An elector gave a presentation and raised concerns regarding the proposals at the former Police Station site for the Trees along the Eastern Boundary of the Waitrose car park to be reduced via coppicing and/or pollarding to open up the views of Millhams Common. A copy of which appears as appendix 'A' to these minutes in the minute book.

The elector requested that Christchurch Town Council pursue this matter and seek clarification from BCP Council.

**Resolved that the Town Clerk be delegated to write to BCP Council to seek clarification and enquire whether there was adequate protection for on trees.**

Voting: nem. com

**19. Public Questions**

There were no questions from the public on this occasion.

**20. Planning Applications:**

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

**Application: [8/20/0205/FUL](#) 51 Bargates, Christchurch, BH23 1QE.**

Demolition of existing building. Construction of new church building.

Cllr Coulton spoke on behalf of a resident who objected to the new church building and considered that the frontage of the building was intrusive and modern and did not retain the historic character of the area of Bargates. Furthermore, a need for an archaeological assessment of the car park should also be considered.

Members considered that the new building was not out of character and was quite attractive but agreed that an archaeological assessment of the car park should also be undertaken.

**RAISED SUPPORT** although concerns were raised and noted the following conditions should be considered:

- a) **A comprehensive archaeological survey of the car park be undertaken prior to commencement of development;**
- b) **a Travel Plan to be included which as a minimum identifies car parking and public transport arrangements within the vicinity given the cumulative impacts of multiple developments in close proximity to the site, and**
- c) **a Construction Management Plan be undertaken which contains a minimum level to be achieved under the approved “Considerate Constructors Scheme” given the location of the site and potential for traffic generation and noise; and**
- d) **a Grampian condition be included for the cessation of use of the property at 49 Bargates prior to first occupation of the proposed scheme.**

Voting: nem.con.

Cllr D Jones declared a non-pecuniary interest in this application as he knew one of the Ministers, but this would not affect him forming an opinion with an open mind.

Cllr F Neale declared a non-pecuniary interest in this application as he was a Trustee on the CPP with one of the ministers at the church who had since left.

Cllr M Tarling declared a non-pecuniary interest in this application as he was an ex Baptist.

The meeting ended at 7.17pm

CHAIRMAN