



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 23 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, 23 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

17 June 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

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To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 2 June 2020 (copy attached).

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: [8/20/0375/TCA](#) – Druitt Gardens J/O Creedy path rear of 13 Wickfield Avenue, Christchurch.**

T1 - Holm Oak - Remove (back to the boundary) any substantial overhanging branches. The proposed work would likely involve reduction of up to 5.5m on all branches on the first major limb and leader to the boundary line

8. **Application: [8/19/1172/FUL](#) – Steamer Point (Former MCA Training Centre) Steamer Point, Christchurch. BH23 4JQ.**

Demolition of existing buildings and erection of 26 residential units comprising houses and apartments, associated car parking, landscaping and associated works.

9. **Application: [8/20/0404/FUL](#) – Land Rear of 26-28 Portfield Rd, Portfield Rd, Christchurch. BH23 2AG.**

Erection of pair of semi-detached dwelling houses.

10. **Application: [8/20/0322/LB](#) – The Staithe, 117 Mundeford, Christchurch, BH23 4AF.**

Re-roof house in natural slate to match existing.

11. **Application: [8/20/0224/NMA](#) – Noisy Lobster Rest, Avon Beach, Mundeford, Christchurch. BH23 4AN.**

Non material amendment to planning application: 8/19/1296/FUL to amend glazing layout on South Elevation.

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 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 Public present: 2

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