

**CHRISTCHURCH TOWN COUNCIL**

**PLANNING AND REGULATORY COMMITTEE**

Minutes of the Meeting held on 18 August 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 L Dedman, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance: Cllr A Coulton

Apologies: Cllr S Fotheringham

Officers present: Daniel Lucas, Town Clerk

Members of the Public present:

Members of the Press present: None present

**62. Declarations of Interest**

There were no declarations of interest on this occasion.

**63. Minutes of Previous Meeting**

The minutes of the meeting held on 23 June 2020 were agreed and signed as an accurate record.

Voting: unanimous

**64. Public Participation**

There was no participation from the public on this occasion.

**65. Public Questions**

There were no questions from the public on this occasion.

**66. Planning Applications:**

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

**A. Application: 8/20/0459/Hou – 2 Whitehall, Christchurch BH23 1DE.**  
Garden room/office to rear garden to replace previous garage.

Objection raised.

- 1) The scheme results in a large, bulky development which is too large for the plot creating an unsightly and awkward relationship between the main residential dwelling and that proposed. Contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1- Core Strategy and saved policy H12 of the Christchurch Local Plan.

Voting: unanimous

**B. Application: 8/20/0440/OUT - 7-9 The Starre Inne, Purewell, Christchurch, BH23 1EH.**

Development of 3 x 1 bed, 2 x 2 bed and 2 x 3 bed properties (4 x houses and 3 x apartments) together with associated parking and access

Motion to raise no objection proposed Cllr Cox, Seconded Cllr Tarling

Motion Fell 6 against, 1 For, 1 Abstention

Motion to raise objection proposed by Cllr Neale, seconded Cllr Dedman

Objections details to be delegated to the Town Clerk in consultation with Vice-Chair as follows:

The Committee agreed with comments from Councillor Neale referring to the consultation response from the BCP's Growth & Infrastructure (Highways Authority) Report

It was RESOLVED that the Town Council raise OBJECTION to the scheme on the following grounds:

- 1) The scale of the proposal creates an oppressive built form at the corner of Purewell and Stoney Lane South. The height, bulk and massing of a uniform nature of the proposed corner building is too large for the site and its context contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1- Core Strategy and saved policy H12 of the Christchurch Local Plan;
- 2) The proposal erodes the setting and significance of designated heritage assets (the Western entrance to Purewell Conservation Area and particularly 9-13 Purewell) by virtue of its scale and dominance in the street scene given its prominent corner location. The height of the proposed ridgeline of the dominant building creates less than substantial harm to the setting of the designated heritage assets when juxtaposed alongside modest residential ridgelines and that of the neighbouring listed public house. The applicant has also failed to illustrate the public benefits of the scheme and optimum land use contrary to Policy HE1 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy and paragraphs 195-196 of the National Planning Policy Framework.
- 3) The proposal fails to provide sufficient information to assess the impact of a 50% net loss of parking spaces on the site and the impact upon the local highway network of the public house losing all of its available parking. The proposed parking bays also fail to meet the required standard. The proposal also fails to demonstrate how vehicles performing a right hand turn close to the signal controlled junction have the requisite sight-lines so as to perform this manoeuvre safely and without detriment to the free flow of traffic in a north-south direction across this junction. The application also fails to assess this planning harm when refuse and servicing vehicles need to access the site, especially when reversing into the proposed access thereby creating tailbacks into the signal-controlled junction. The proposed location of the bin-store would also exacerbate the situation with potential highway dwell-time of refuse vehicles compromising highway safety contrary to policy KS11 and KS12 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy and paragraphs 108 and 109 of the National Planning Policy Framework.

It was NOTED that no detail or heads of terms were provided in terms of Heathland Infrastructure Projects in light of the Dorset Heathlands SPD and that whilst the Committee is not against some form of appropriate development on this site in general, this application falls very far short of the requirements that would be suitable in this case. Any resubmission of application particulars would require a re-consultation.

Voting: 6 For 1 Against, 1 Abstention.

**67. Government's Planning White Paper: Planning for the Future**

The Town Clerk provided Members with an overview of the Government's Planning White Paper regarding Planning for the Future.

Chairman's Oral Report about the proposed changes and that he has contacted Carol Evans (planning consultant) to provide a seminar on the 1<sup>st</sup> September 2020 about the proposed government reforms.

Details that the Town Council should provide a comment to the White Paper via Full Council at the September meeting.

The meeting ended at 7.05pm

CHAIRMAN