



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 15 September, 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 15 September 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 use the link:

<https://zoom.us/j/94535434828?from=msft>

Password:

Meeting ID: 945 3543 4828

Passcode: 236827

The business to be transacted is set out overleaf

Daniel Lucas

Town Clerk

9 September 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 18 August 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: [8/20/0657/FUL](#) – Exchange House, 2 Sopers Lane.**

Conversion of office building into six flats; new external staircase

8. **Government Planning White Paper: Response**

Verbal
Report

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 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 1st 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