



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 29 September, 6.00pm**

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 29 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/94753309097?from=msft>

Password:

**Meeting ID: 947 5330 9097**

**Passcode: 442279**

The business to be transacted is set out overleaf

Daniel Lucas  
**Town Clerk**

23 September 2020

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

4 - 6

To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 15 September 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: [8/18/3263/FUL](#) Christchurch Police Station, Barrack Road, Christchurch, Dorset, BH23 1PN.**

Erection of 130 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos. 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structures.

**8. Application: [8/20/0655/COU](#) The Old Stable Block, Quay Road, Christchurch, BH23 1BU.**

To change the use from office to education purposes for a preschool

**9. Consultation on the draft BCP Council Parking Standards Supplementary Planning Document.**

Members to debate the draft SPD and to resolve a response for the purposes of replying to the consultation.

<https://www.bcpCouncil.gov.uk/Council-and-Democratic/Consultation-And-Research/Consultations/Draft-Parking-Supplementary-Planning-Document.aspx>

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 15 September 2020 at 6.00pm via Zoom  
conferencing facilities

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J Abbott, Cllr M Cox, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance: Carole Evans, Planning Consultant

Apologies: Cllr L Dedman

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

Members of the Public present: 2

Members of the Press present: None present

**74. Declarations of Interest**

There were no declarations of interest on this occasion.

**75. Minutes of Previous Meeting**

The minutes of the meeting held on 18 August 2020 were agreed and signed as an accurate record.

Voting: unanimous

**76. Public Participation**

There was no participation from the public on this occasion.

**77. Public Questions**

There were no questions from the public on this occasion.

**78. 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: [8/20/0657/FUL](#) – Exchange House, 2 Sopers Lane.**

Conversion of office building into six flats; new external staircase.

Members considered that there was less requirement for office space and the development was sympathetic to the building which would replace what otherwise would be a derelict building. Members raised concerns regarding parking, although considered that residents could park at Sopers Lane car park and obtain a resident's parking permit.

**RAISED SUPPORT for this application as a sympathetic development which provided much needed accommodation and had adequate parking arrangements.**

Voting: 6:0 (1 abstention)

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

Following a seminar provided to Members by Carol Evans, Planning Consultant on 9 September 2020 regarding the proposed government reforms, members debated the Town Council's response to the White Paper for comment at the September Full Council meeting.

**RECOMMENDED that the Town Council's response to the Government's Planning White Paper be forwarded to Full Council for comment.**

Voting: unanimous

The meeting ended at 7.21pm

CHAIRMAN