



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 1 December, 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 1 December 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/95497492264?from=addon>

Meeting ID: 954 9749 2264

Passcode: 463961

The business to be transacted is set out overleaf

Daniel Lucas

Town Clerk

25 November 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 10 November 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: [8/20/0859/FUL](#) Loch & Quay, Born Beauty & Empty Shop, 23 - 24 Church Street, CHRISTCHURCH, BH23 1BW.**

Ground floor extensions to existing shop fronts to infill existing red brick colonnade

8. **Actions and Recommendations from the Neighbourhood Plan Working Group**

The Chairman to provide a verbal update of progress.

The Neighbourhood Plan Working Group having examined quotations from two local council sector specific providers to provide a new Neighbourhood Plan website RECOMMENDS that the committee authorises the Town Clerk as follows:

a) To agree to Aubergine 262 Ltd's quotation for:

- 1) One off set-up: £975 + VAT
- 2) Annual SSL-protected hosting and 4hours support £199+VAT.
- 3) Optional compliance monitoring: Quarterly WCAG (Website Accessibility Regulations compliance) scan & reports: £299+VAT.

b) Authorises the Town Clerk to the maximum capital expenditure sum of £3,500 (exclusive of VAT) for the delivery of the Neighbourhood Plan website.

c) Such sums to come from the Neighbourhood Plan budget.

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 10 November 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 Cox, Cllr L Dedman, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

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

Members of the Public present: 5

Members of the Press present: None present

130. Declarations of Interest

There were no declarations of interest on this occasion.

131. Minutes of Previous Meeting

The minutes of the meeting held on 29 September 2020 were agreed and signed as an accurate record.

Voting: unanimous

132. Public Participation

Mrs Tania Tarrant provided the committee with a deputation in objection to Planning 8/20/0759/HOU.

133. Public Questions

There were no questions from the public on this occasion.

134. 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: 8/20/0759/HOU 55 Kingfisher Way, Christchurch, BH23 4RT

Installation of External inverter Air Conditioning Unit at 2nd Floor/loft level gable end wall. Retrospective application

Mrs Tania Tarrant asked the Town Clerk to speak on her behalf and read out her deputation to the committee in objection to Planning 8/20/0759/HOU 55 Kingfisher Way, Christchurch. A copy of which appears as appendix 'A' to these minutes in the minute book.

Cllr Cox joined the meeting at 6.15pm.

Cllr Dedman had previously spoken to Mrs Tarrant regarding this planning application, and proposed that the Council object to the application, this proposal was seconded by Cllr Neale. Concerns were raised that this was a retrospective planning application and that the firms fitting the air conditioners were advising people that there was no need to obtain planning authority. Further concerns were raised for loss of garden enjoyment and noise intrusion, and also noise inside the property.

Cllr Tarling raised concerns for the visual impact and energy consumption of the air conditioning unit and supported the objection to the planning application.

Objection raised: The design and location of the air-conditioning unit presents an unneighbourly and obtrusive form of development which is detrimental to the amenity and living conditions of residents at 57 Kingfisher Way. Contrary to policy HE2 of the Christchurch and East Dorset Local Plan Part 1: Core Strategy and paragraph 127 of the National Planning Policy Framework.

Members also considered whether an Enforcement Notice should be served, and it was felt that this would be a proportionate response and recommends to the Local Planning Authority consideration of this action.

Voting: unanimous

135. New Street Name - Portfield Gardens

Members debated the proposed new street name of Portfield Gardens following granting of planning permission on application 8/20/0404

Cllr Cox strongly objected to the proposed new street name and felt that back garden development should be discouraged. Creating a new name would encourage these developments and add to the value of the houses and he thought that the properties should be called 26A & 26B.

Cllr Tarling objected to the proposed new street name and also considered that it encouraged back garden development

Cllr Dedman considered that the proposed new street name could not be objected to because it was back garden development and supported the new name.

Cllr Fotheringham thought there may be more developments behind the houses and therefore did not object to the proposed new street name.

The Chairman felt that if there should be further development, and for the ease of occupiers, that the Council should be content with the proposal and not object.

The Vice Chairman supported the proposed new street name.

It was proposed by Cllr Tarling and seconded by Cllr Jarvis that the name of Portfield Gardens be rejected.

Voting: 4:4 (1 Abstention)

The motion fell as the chairman used his casting vote against the motion to reject the proposed new street name.

Cllr Dedman proposed that the new name of Portfield Gardens be accepted, this was seconded by Cllr Neale.

Following considerable debate and division by members, the Chairman used his casting vote to decide the matter.

RESOLVED that the Town Clerk be delegated to respond to BCP that the Town Council accepts the proposed new street name of Portfield Gardens.

Voting: 5:4 (1 Abstention) (Chairman used his casting vote)

The meeting ended at 7.00pm

CHAIRMAN