

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 1 December 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 S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance: Cllr A Coulton

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

Members of the Public present: 2

Members of the Press present: None present

153. Declarations of Interest

Cllr D Jones declared a non-pecuniary interest in Minute No.157 (Planning Application 8/20/0859/FUL) as his wife was a wheelchair user and used the colonnade, he stated that this would not affect his ability to come to a conclusion with an open mind, and remained present for the discussion and voting thereon.

154. Minutes of Previous Meeting

The minutes of the meeting held on 10 November 2020 were agreed and signed as an accurate record.

Voting: unanimous

155. Public Participation

Mr Peter Fenning spoke in objection to Planning Application 8/20/0859/FUL.

156. Public Questions

There were no questions from the public on this occasion.

157. 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: 8/20/0859/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

Mr Peter Fenning spoke in objection to this Planning Application and raised the following concerns:

- No justification for infilling the colonnade except for increasing retail space.
- Would result in restricted pavement width of approximately 1.4 metres and insufficient room for two wheelchairs to pass and close to the road in Church street.
- T16 –this is not an improvement for access – should not expose disabled to possibility of traffic issues.
- Colonnade is on a Blind corner.
- Permitted right of way issue for the colonnade.
- BCP Rights of Way had not been consulted.
- Bond Estates Ltd had been dissolved.

Members noted that the application would result in a restricted footpath and the possibility of a land registry issue and requested that clarification be sought regarding the rights of way under the colonnade area. Members were disappointed that Highways had not objected due to the restricted footpath especially with the current COVID-19 social distancing restrictions.

The Town Clerk advised that ownership did not have any bearing as long as the correct certificates had been served and noted that a Bond Estates had been dissolved at Companies House which could possibly make the planning application invalid.

Cllr M Cox joined the meeting at 6.25pm.

OBJECTION raised:

The proposal impedes pedestrian footfall along Church Street creating a choke point which creates conflict between those users who have to use mobility aids, pushchairs and similar and those who don't. The scheme does not take into account the inability of those individuals with "protected characteristics" as defined by the Equality Act 2010 to negotiate kerbs and steps which shall be caused by the scheme due to the infilling of the colonnades contrary to saved local plan policy T16 of the Christchurch Borough Local Plan 2001.

Members also urged BCP to undertake the necessary checks and the validity of the application on the grounds of ownership of the property and the standing of the applicant as to whether the company has been dissolved and therefore has legal identity to make the application.

Voting: unanimous

Cllr Jones declared a non-pecuniary interest in this item as his wife was a wheelchair user and used the colonnade, and remained present for the discussion and voting thereon.

158. Actions and Recommendations from the Neighbourhood Plan Working Group.

The Town Clerk updated the Committee that the Neighbourhood Plan Working Group had examined quotations from two local council sector specific providers to provide a new Neighbourhood Plan website.

The Chairman advised that the Neighbourhood Plan Working Group was making good progress and setting up a questionnaire.

The Chairman informed Members that an extraordinary meeting of the Planning Committee had been scheduled to be held on 10 December at 6pm.

RESOLVED that the Town Clerk be authorised 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) the Town Clerk be authorised to the maximum capital expenditure sum of £3,500 (exclusive of VAT) for the delivery of the Neighbourhood Plan website; and**
- c) such sums to come from the Neighbourhood Plan budget.**

Voting: unanimous

The meeting ended at 7.13pm

CHAIRMAN