



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 26 January 2021 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 26 January 2021 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/96221615953?from=addon>

Meeting ID: 962 2161 5953

Passcode: 776298

The business to be transacted is set out overleaf

Daniel Lucas

Town Clerk

20 January 2021

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 5 January 2021. (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:** [8/20/1084/FUL](#) - 13 Wick Lane, Christchurch BH23 1HT

Demolition of existing commercial unit to side/rear of existing property. Construction of single storey side and 2 storey rear extension with full refurbishment of existing property. Construction of garage to the rear and formation of 2 x parking spaces via existing access.

8. **Application:** [8/20/1116/FUL](#) - 143-147 Somerford Road, Christchurch BH23 3PY

Re-development to provide for a mix of Class E, Class B 1, B2 and B8 uses together with drive thru facilities and A3 /A5 units (Also Class E / sui generis.)

9. **Proposed Development of the Civic Offices in Bridge Street, Christchurch.**

Verbal report

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

Verbal report

The Chairman to provide a verbal update of progress.

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 5 January 2021 at 6.00pm via Zoom conferencing facilities.

Present:-

| | |
|--------------------------------|--|
| Chairman: | Cllr D Jones |
| Vice-Chairman: | Cllr F F T Neale |
| Present: | Cllr Cox, Cllr 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: | 2 |
| Members of the Press present: | None present |

176. Declarations of Interest

There were no declarations of interest on this occasion.

Cllr Neale joined the meeting at 6.04pm.

177. Minutes of Previous Meeting

The minutes of the meeting held on 1 December 2020 and 10 December 2020 were agreed and signed as an accurate record.

Voting: unanimous

178. Public Participation

There was no participation from the public on this occasion.

179. Public Questions

There were no questions from the public on this occasion.

180. Planning Applications:

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

A. Application: 8/20/0920/FUL Elcock Associates Ltd 83 The Grove Christchurch BH23 2EZ

Conversion of existing office building and erection of additional storey to create 5 apartments and external parking (AMENDED proposal for 4 apartments).

Cllr Neale considered this an ambitious scheme for a compact site which was situated on a dangerous bend between The Grove and Elm Avenue and also had parking issues. Cllr Neale proposed a motion that the application be refused on the grounds that the development would be against policies HE2 and H12, the bulk and mass was overbearing and there was insufficient car parking. This proposal was seconded by Cllr Fotheringham.

Cllr Tarling felt there was less requirement for office space in the current economic climate, but there was a need for additional housing, and noted that the Highways Authority had raised no objection.

Cllr Cox stated that more housing was required to be provided and considered that the development was sympathetic.

The Chairman clarified that he felt this was a bad design because of its bulk and massing.

The Town Clerk stated that following Christchurch does not have a 5-year housing land supply of deliverable housing sites and that the presumption in favour of sustainable development would apply in this instance.

RESOLVED that OBJECTION be raised as the proposal is too prominent in terms of its scale, bulk and size given the location and the immediate environs and is therefore 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 2001 and paragraph 127 of the National Planning Policy Framework.

Voting: 5: 3

Cllr Dedman left the meeting at 6.50pm.

B. Application:8/20/1112/PNOD 22 High Street, Christchurch, BH23 1AY

Convert existing office space into residential accommodation at Offices on the floors above and to the rear of 22 High Street.

Cllr Neale proposed that no objection be raised on this application, this proposal was seconded by Cllr Tarling.

Upon advice from the Town Clerk regarding GPDO Cllr Neale proposed an amendment to his own proposal which was seconded by Cllr Tarling.

Members were in favour of the proposed conversation with no objection in principle but noted the Highways Authority's concerns.

RESOLVED THAT NO OBJECTION be raised currently, but if prior approval is required given the extant highway objection that the Town Council is notified accordingly.

Voting: unanimous

181. CIL Liable Planning Applications within the Christchurch Town Parish

Members were updated on the breakdown of the Community Infrastructure Levey Planning Applications within the Christchurch Town Parish, a copy of which had been circulated to each member and a copy of which appears as Appendix 'A' to these minutes in the minute book.

The Town Clerk informed the Committee that the Town Council had received funds of £43,994.76 from BCP for the Community Infrastructure Levey (CIL) Planning Applications. The CIL Levey was provided to offset development and provide more community infrastructure projects. Members noted that this payment was back dated to 2017.

RESOLVED that the report be noted.

Voting: nem.con

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

The Chairman advised that the Neighbourhood Plan Working Group was progressing with a new Neighbourhood Plan website and Facebook page. The scope on the plan would go out to general consultation to work with the public to hear what they would like to happen.

RESOLVED that the verbal update be noted.

Voting: unanimous

The meeting ended at 7.20pm

CHAIRMAN