



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 23 February 2021 6.00pm**

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 23 February 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/96658002988?from=addon>

Meeting ID: 966 5800 2988

Passcode: 041226

The business to be transacted is set out overleaf.

Daniel Lucas

**Town Clerk**

17 February 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 - 7

To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 26 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:** [8/20/0759/HOU](#) 55 Kingfisher Way, Christchurch, BH23 4RT.

Installation of External inverter Air Conditioning Unit to rear ground floor elevation (Amended Description).

Formal consultation on this application expires on the 17<sup>th</sup> February 2021. However, if the application remains undecided before committee a response from this Council can still be considered.

8. **Highcliffe and Walkford Neighbourhood Plan Consultation**

Members are asked to consider Highcliffe and Walkford Parish Council's pre-submission Draft Neighbourhood Plan. The Plan is available electronically [here](#) . A response form by way of survey is available and has to be submitted by 8 March 2021. This falls before the next cycle of Full Council, so any response has to be sent before then.

It is RECOMMENDED that Members consider the draft neighbourhood plan and resolves a response to the survey accordingly.

9. **Independent Review of BCP Planning Committee Structure**

Members are asked to consider the attached Appendix 1. The proposal is to inform an independent review of BCP Council's single Planning Committee structure which currently does not provide for an area-based committee structure (i.e East/West etc.). The consultant shall be engaged to offer a comparative analysis and benchmarking with other local authorities.

RECOMMENDATION: Members consider the attached Appendix 1 and authorise the Town Clerk to agree to the instruction. The contribution from this Council shall be limited to £500 excluding VAT.

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

The Chairman to provide a verbal update of progress.

Verbal report

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 26 January 2021 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 L Dedman, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.
Also in attendance:	Cllr V Charrett and 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

**207. Declarations of Interest**

Cllr Dedman and Cllr Lane joined the meeting at 6.05pm.

There were no declarations of interest on this occasion.

**208. Minutes of Previous Meeting**

The minutes of the meeting held on and 5 January 2020 were agreed and signed as an accurate record.

Voting: unanimous

**209. Public Participation**

Mr Peter Fenning spoke in objection to Planning Application 8/20/1084/FUL.

**210. Public Questions**

There were no questions from the public on this occasion.

**211. 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: 8/20/1084/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.

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

- Heritage - the application is in a conservation area and he considered that the building should be renovated without substantial alteration. The High wall abuts the pavement and conflicts with the view of the boundary wall to all 7 properties nearby and contrary to Town Plan policies B4 1 and B4 2.
- Ecology - as the Saxon burh defences were excavated nearby, he felt that any planning permission should be supported by an archaeology condition before any development commences, policy HE 1 states that all heritage assets would be protected and enhanced,

Cllr Tarling stated that the bat survey did not comply, and that further information was required regarding reports on ecological, heritage, conservation, and arboriculture issues, and stated that there had been no consultation with Historic England, he proposed a motion that objection be raised to this application, this was seconded by Cllr Lane.

Cllr Jones proposed an amendment to the motion to include the loss of a historical asset.

Cllr Tarling did not wish to accept the amendment. Cllr Lane stated that the plans blended in well and agreed with Cllr Tarling that he did not wish to accept the amendment.

Cllr Dedman proposed an amendment to the original motion to include the loss of a historical asset and that the proposed application would have a detrimental impact on the conservation area, this was seconded by Cllr Neale.

The amendment to the motion as set out above was put to the vote and carried.

**RESOLVED that OBJECTION be raised for the following reasons:**

- 1) The application site is located in an historic part of Christchurch and there is no assessment of the potential archaeological interest of the site by either a desk-based assessment or field assessment contrary to Policy HE1 of the Christchurch and East Dorset Local Plan – Part 1 Core Strategy. It is noted that previous applications have remarked upon the archaeological interest in the vicinity (cf: Application ref: 8/070185) and that a standard archaeological condition without any prior assessment runs the risk of not protecting any archaeological potential.
- 2) The application refers to a bat certificate and a letter from Hearne Arboriculture without much further details submitted. Without any updated arboricultural details other than the landscape plan; and with the loss of tree cover proposed to the rear of the property, the scheme does not provide sufficient details to make an assessment. Further, without sight of the details accompanying the bat certification there is insufficient detail to again make assessment. The Scheme therefore is contrary to Policies ME1 concerning a priority species and HE3 of the Christchurch and East Dorset Local Plan – Part 1 Core Strategy.

- 3) The proposed scheme given the loss of tree cover and the loss of the commercial unit will create less than substantial harm to the significance of the conservation area contrary to Policy HE1 of the Christchurch and East Dorset Local Plan – Part 1 Core Strategy and paragraphs 196 and 197 of the National Planning Policy Framework.

Voting: unanimous

**B. 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.)

Cllr Abbott raised residents' concerns regarding traffic congestion.

The Chairman felt that a condition should be appended to the application requiring a suitable traffic plan to include a one way exit from the site and a signal junction.

Cllr Tarling stated that the fast-food establishments caused issues with the traffic and felt that a pedestrian crossing was required across Wilverley Road or double yellow lines to stop people parking.

Cllr Dedman proposed that the application be objected to due to the traffic dangers. There was no seconder to the proposal, and Cllr Dedman withdrew this proposal.

Cllr Tarling proposed a motion that we raise no objection and that a traffic safety plan be considered to include a 30 mile zoom for safety of pedestrians along Somerford Road, this was seconded by Cllr Lane.

The proposal as set out above was put to the vote and lost.

Voting: 2:4 (1 abstention by Cllr Jarvis)

Cllr Dedman requested that her vote against the motion be recorded in the minutes.

Cllr Dedman proposed a motion that objection be raised due to traffic concerns for vehicle access to the site and the danger to pedestrians, this proposal was seconded by Cllr Abbott.

The motion as set out above was put to the vote and carried.

**RESOLVED that objection be raised and delegate to the Town Clerk in consultation with the Chairman and Vice-chairman to raise traffic concerns with BCP Council for vehicle conflict and access to the site, and conflict to pedestrians along Somerford Road.**

Voting: unanimous

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

The Town Clerk had been approached by Cllr Lane who wished to raise the matter of the Proposed Development of the Civic Offices in Bridge Street, Christchurch for Councillors' attention and consideration.

Cllr Lane raised concerns for issues of contamination, potential for flooding due to global warming, ecological issues, housing development and public rights of way protection.

Cllr Tarling felt that potential options be considered for the site and that BCP Council should have a public consultation and to include the Town Council.

Cllr Jarvis raised concerns for the public conservation area, 106 land, flood, decontamination, and parking issues and stated that this should be duly considered by Full Council for all members to make comment. Cllr Jarvis raised a motion that this committee noting the rumors for a large-scale marina on the former Civic Offices site, refers the matter to be considered at the next Full Council meeting, this was seconded by Cllr Neale.

Cllr Dedman supported this and was happy to include this item on the next Full Council agenda.

The Chairman raised concerns that Councillors did not have a predetermined view or bias without hearing all the facts. The Town Clerk advised that Councillors did not have a predetermined view or bias as they this would be considered by Councillors at the next Full Council meeting.

**RESOLVED that the Proposed Development of the Civic Offices in Bridge Street be considered at the next Full Council meeting.**

Voting: unanimous.

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

The Vice-Chairman advised that the Neighbourhood Plan subgroup was progressing with the scoping on social media, and that the website and survey would go live at the beginning of February.

**RESOLVED that the verbal update be noted.**

Voting: unanimous

The meeting ended at 7.50pm

CHAIRMAN