

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 23 February 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 M Cox, Cllr L Dedman, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance:

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

Members of the Public present: 4

Members of the Press present: None present

233. Declarations of Interest

There were no declarations of interest on this occasion.

234. Minutes of Previous Meeting

The minutes of the meeting held on 26 January 2021 were agreed and signed as an accurate record.

Voting: unanimous

Cllr Jarvis joined the meeting at 6.06pm.

235. Public Participation

There was no public participation on this occasion.

236. Public Questions

There were no questions from the public on this occasion.

Cllr Jarvis asked the following question to the Chairman of the Planning and Regulatory Committee:

“Would the Chairman of the Planning & Regulatory Committee make a statement on the application by the Bournemouth Christchurch and Poole Council to its Licensing Committee regarding the proposed events licence for various open areas along the Christchurch Undercliff from the Town’s border with Highcliffe and Walkford Parish Council and Gundimore, and also for the central Recreation Ground in Christchurch Priory Ward?”

The Chairman thanked Cllr Jarvis for her question and replied to her question as follows:

“I have had various communications from residents concerning this application, which will be discussed by the Planning and Regulatory Committee at a special meeting next week. It is important for the life of Christchurch that events which were, historically, sanctioned by the former Borough Council and brought much pleasure to residents –and much revenue to businesses – continue. I would remind concerned residents, though, that it is not sufficient for a licence to be granted for an event to take place. Landlord’s Consent is also needed and to that end I am sure that applications for future events on Town Council land will be most carefully considered by Community Committee.

The Undercliff is another matter, and it is important to realise that, unlike the Town Centre, this is primarily a residential area. Local residents have unfortunately, experience of events that generate noise and other nuisance but are sanctioned by planning permission, and not surprisingly view the possibility of the wide range of events being considered under this prospective licence with alarm – particularly given that the licence if granted would exempt BCP District Council from consulting – or notifying – residents of proposed new events.

I have asked the Town Clerk to convene an Extraordinary Meeting of the Planning and Regulatory Committee for a week today, 2nd March, which will consider the Application. Residents may write to their Ward Councillors Cllrs Hilliard and Dedman with their concerns and I know that the Committee will take into account all views submitted to it, whether in support of or opposition to this proposal. I must remind all citizens of Christchurch, though, our powers are limited to supporting the application, suggesting conditions to this application, or raising objection.

Since 1 April 2019, all licensing matters are the responsibility of the Bournemouth Christchurch and Poole Council. Residents are free to write in to BCP, expressing their opinions, and may also wish to communicate their views to their local BCP Ward Councillors.

I might just say that the result of this application will demonstrate whether those who opposed, strongly, giving control of such intensely local matters to a body seven-eighth of whom live outside Christchurch and whose knowledge of the sensitivities of local areas cannot be expected to be thorough, were correct.”

237. 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 to rear ground floor elevation (Amended Description).

The Town Clerk read out two statements received from neighbours in objection to Planning Application 8/20/0759/HOU, copies of which appears as appendix ‘A’ and appendix ‘B’ to these minutes in the Minute Book.

Cllr Dedman was surprised that a site visit to check noise levels at the property had not been undertaken. Cllr Dedman considered that someone from the Town Council should attend BCP Planning Committee to speak on this application if this item was called in. Cllr Dedman proposed a motion that the revised application be refused as not enough had been done to address the previous objections to the original application. This proposal was seconded by Cllr Neale.

Members felt that moving the External inverter Air Conditioning Unit to the rear of the property would have a detrimental effect to the area.

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 53 and 57 Kingfisher Way. The revised siting of the External inverter Air Conditioning Unit to the rear of the property would have a detrimental effect to the area. 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 (1 Abstention by Cllr Tarling)

Cllr Cox left the meeting at 7.16pm prior to the vote.

238. Highcliffe and Walkford Neighbourhood Plan Consultation

Members were asked to consider Highcliffe and Walkford Parish Council's pre-submission Draft Neighbourhood Plan. The Council is required to respond to the survey by 8 March 2021.

Cllr Neale proposed a motion that the Neighbourhood Plan Working Group and Chairman and officers should be delegated to discuss and formulate responses to the survey for Highcliffe and Walkford Parish Council's pre-submission Draft Neighbourhood Plan. This proposal was seconded by Cllr Tarling.

RESOLVED that the Neighbourhood Plan Working Group in consultation with the Chairman of Planning Committee and Officers be delegated to formulate the Council's agreed responses to the survey for Highcliffe and Walkford Parish Council's pre-submission Draft Neighbourhood Plan and respond by 8 March 2021.

Voting: unanimous.

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239. Independent Review of BCP Planning Committee Structure

A quotation was submitted, a copy of which had been circulated to each member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book.

Members were asked to consider the quotation from Dorset Planning Consultant Limited to inform an independent review of BCP Council's single Planning Committee structure which currently does not provide for an area-based committee structure. The consultant would be engaged to offer a comparative analysis and benchmarking with other local authorities.

Cllr Lane joined the meeting at 6.20pm.

Cllr Dedman stated that she could not fault the way that BCP Planning Committee was run, but felt that there was a lack of intrinsic local knowledge

by not having 3 separate committees. Cllr Dedman further stated that the neighbouring authority of Dorset Council had 3 separate Planning Committees.

Cllr Dedman proposed that the Council instructs Dorset Planning Consultant Limited to be engaged to review BCP Council's single Planning Committee structure and offer a comparative analysis and benchmarking with other local authorities; and the contribution from this Council be limited to £500. Cllr Neale seconded the proposition.

RESOLVED that:

- a) **the Town Clerk be authorised to instruct Dorset Planning Consultant Limited to be engaged to review BCP Council's single Planning Committee structure and offer a comparative analysis and benchmarking with other local authorities; and**
- b) **the contribution from this Council shall be limited to £500 excluding VAT.**

Voting: nem.con.

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

Cllr Dedman left the meeting at 7.21pm.

The Town Clerk advised that 666 responses had been received to date for the Neighbourhood Plan survey and that there was until 15 March 2021 to receive further responses.

RESOLVED that the verbal update be noted.

Voting: unanimous

The meeting ended at 7.25pm

CHAIRMAN