



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 23 March 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 March 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/98503927664?from=addon>

Meeting ID: 985 0392 7664

Passcode: 886591

The business to be transacted is set out overleaf.

Daniel Lucas

**Town Clerk**

17 March 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**

To confirm as a correct record the Minutes of the meetings of the Planning and Regulatory Committee held on 23 February 2021 and 1 March 2021. (copies attached).

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## 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:** [8/21/0165/HOU](#) 13 Beaconsfield Road Christchurch  
BH23 1QT

Two storey rear extension. Dormer additions to loft.

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

The Chairman to provide a verbal update of progress.

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 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 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:	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 and 26 January 2020 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.

### **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

**CHRISTCHURCH TOWN COUNCIL**

**EXTRAORDINARY PLANNING AND REGULATORY COMMITTEE**

Minutes of the Meeting held on 1 March 2021 at 6.00pm via Zoom conferencing facilities

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J Abbott, Cllr M Cox, Cllr S Fotheringham, Cllr G R Jarvis  
and Cllr M J Tarling.

Also in attendance: Cllr Coulton, Cllr C Gardiner and Cllr P Hilliard.

Apologies: Cllr L Dedman and Cllr T Lane

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

Members of the  
Public present: 4

Members of the  
Press present: None present

**241. Declarations of Interest**

There were no declarations of interest on this occasion.

**242. Public Participation**

There was no public participation on this occasion.

**243. Public Questions**

There were no questions from the public on this occasion.

**244. 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: 8/20/1156/FUL 153 Somerford Road Christchurch BH23 3TY**

Erection of 2 buildings comprising 10no. flats with associated access and parking.

Cllr Abbott raised concerns for the traffic flow on Somerford Road.

The Chairman stated that the development was not objectional, but the traffic that it would generate was objectional. He would like to see a requirement that the development be provided with a crossing.

Cllr Tarling considered that some of the properties were in close proximity to an electrical sub-station and felt this was not healthy and also raised fire concerns.

**Raise OBJECTION:**

- 1) the proposal creates a parking shortfall across the whole site which places pressure upon the immediate highway network as drivers seek to locate parking elsewhere resulting in further unnecessary trips, manoeuvres and parking conflicts resulting in congestion in the immediate vicinity– contrary to policy KS12 of the Christchurch and East Dorset Local Plan Part 1 Core Strategy April 2014.**

**The Council notes the close proximity to an electrical sub-station and asks the Principal Council to consider specifically Part B of the Approved Documents (Fire Safety) – Volume 1 relating to the Building Regulations and any such conditions as appropriate if minded to approve;**

**The Council notes also that given previous applications at Wilverley Road and the cumulative impact here on the highway network, that the Highway Authority should consider the highway network infrastructure at Wilverley and Somerford Roads specifically and seek to approve those schemes which can support further infrastructure provisions by way of pedestrian crossings and/or associated contributions in this area via section 106 TCPA 1990 or sections 38/278 Highways Act 1980; or in the alternative supports such policies via approved projects in an SPD or its Infrastructure Funding Statement.**

Voting: unanimous

**245. BCP Licencing Applications for Christchurch Beaches and Christchurch Recreation Ground.**

Members were asked to consider the appendices for Premises Licence Applications at Christchurch Beaches and Barrack Road Recreation Ground, a copy of which had been circulated to each member and a copy of which appears as appendix 'A' and appendix 'B' to the minutes in the Minute Book.

The Chairman stated that if there is an objection to a Licencing application, then this must be heard by 3 members of BCP's Licencing Sub-committee.

The Town Clerk stated that the licencing applications being considered are a continuation of the status quo, and that these applications existed previously with the former Christchurch Borough Council and that they would now continue with BCP Council.

The Town Clerk informed Members that what occurs on land requires consent by the landlord, which for the beaches is BCP, and for Barrack Road Recreation is BCP and the Town Council once the recreation ground has been transferred to the Town Council.

Cllr Hillard stated that in relation to Mundeford Quay and the Beaches application, that people had seen the notices and did not realise that these applications were just carrying on from what was previously in existence at the former Borough Council.

Cllr Neale considered that the Town Council should be consulted on temporary event notices (Tens) by BCP.

Cllr Cox felt that the Town Council should publicise the Tens consultations on the Town Council website.

The Town Clerk advised that a Tens notice is only required by an event organiser when alcohol is being sold. A Tens notice is organised for events for up to 500 people and that a full licence would be required for over 500 people. Where larger are events held, sometimes part of the event area where alcohol is being sold is cordoned off so that numbers are restricted to under 500 people for crowd control.

Cllr Cox proposed a motion that this committee while raising no objection to either application; notes the public concern and that Temporary Events notices be publicised; requests that the Town Council be advised of Tens; and that BCP constitutes its Licensing Sub-committee to include a representative Councillor from Christchurch. Cllr Neale seconded this proposal.

**RESOLVED that this committee while raising no objection to either application; notes the public concern and that Temporary Events notices be publicised; requests that the Town Council be advised of Tens; and that BCP constitutes its Licensing Sub-committee panel to include a representative Councillor from Christchurch.**

Voting: unanimous

The meeting ended at 7.35pm

CHAIRMAN