

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 23 March 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 S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.
- Also in attendance: Cllr A Coulton and Cllr C Gardiner.
- Apologies: Cllr M Cox and Cllr L Dedman.
- Officers present: Daniel Lucas, Town Clerk
Susan Roxby, Administrative Support Officer
- Members of the Public present: 5
- Members of the Press present: None present

273. Declarations of Interest

Daniel Lucas, Town Clerk declared a non-pecuniary interest in relation to Minute No. 277. (Planning Application:8/21/0165/HOU) as he knew the Planning Representative from Ken Parke Planning Consultants and had previously worked with him at Eastleigh Council and remained present for the discussion as he had no have voting rights.

274. Minutes of Previous Meeting

The minutes of the meeting held on 23 February 2021 and the extraordinary meeting held on 1 March 2021 were agreed and signed as an accurate record.

Voting: unanimous

275. Public Participation

Two neighbouring residents and a planning representative from Ken Parke Planning Consultants spoke in objection to Planning Application 8/21/0165/HOU.

276. Public Questions

There were no questions from the public on this occasion.

277. 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: 8/21/0165/HOU 13 Beaconsfield Road Christchurch BH23 1QT

Two storey rear extension. Dormer additions to loft.

Cllr Coulton spoke in objection to this application raising concerns that it was overbearing and out of character in the urban area and the overcrowding of the site would have a detrimental effect on existing properties nearby.

Cllr Tarling joined the meeting at 6.10pm.

A neighbouring resident at 13 Beaconsfield Road spoke in objection to the application raising concerns that the construction of the dormers would make the development repressive and dominating in height and depth to the close proximity of the Victorian houses nearby. He felt it would not preserve the amenity to the neighbouring properties as there would be overlooking and loss of privacy.

A representative of Ken Parke Planning Consultants spoke in objection to the application on behalf of a neighbouring resident at 11 Beaconsfield Road, and stated that the first-floor element created a tunnel vision from the neighbour's first floor bedroom and took the light from the ground floor kitchen and bathroom. He stated that his application would make material harm to the neighbours.

Cllr Lane considered that the development was overbearing and excessive and proposed a motion that objection be raised as it was detrimental to the amenities of the neighbours. This motion was seconded by Cllr Fotheringham.

Objection raised: The two-storey rear extension, by reason of its siting, scale and design, will result in a dominant and overbearing form of development. The scheme fails to be compatible with, or improve its surroundings in its relationship to nearby properties including minimising general disturbance to amenity and is therefore contrary to Policies HE2 of

the Christchurch and East Dorset Local Plan: Part 1- Core Strategy (2014) and saved policy H12 of the Christchurch Local Plan (2001) and paragraph 127 of the NPPF (2019). Secondly, the introduction of the front elevation dormer window appears unsightly in the street-scene in terms of its visual impact and again is contrary those policies HE2 and H12.

Voting: unanimous

Daniel Lucas, Town Clerk declared a non-pecuniary interest in this item as he knew the Planning Representative from Ken Parke Planning Consultants and had previously worked with him at Eastleigh Council and remained present for the discussion as he had no voting rights.

278. Actions and Recommendations from the Neighbourhood Plan Working

The Town Clerk advised that 1300 responses had been received for the Neighbourhood Plan scoping survey. The preliminary analysis showed a high level of responses which were top of list that residents were interested in as follows:

Movements, walking, cycling, traffic
Green spaces
Town Centre and facilities
Good design, character
Wider housing

The Town Clerk informed the Committee that the Members to serve on the Neighbourhood Plan Working Groups would be decided by Full Council. The survey indicated that 700 residents out of the 1300 residents who had taken part in the survey wished to be involved, therefore there may be more volunteer members on the groups than Members.

RESOLVED that the verbal update be noted.

Voting: unanimous

279. Any Other Business

Cllr Gardiner stated that she had requested a planning application for Barrack Road be added to the agenda, but unfortunately this had not been relayed to the Town Clerk. The Town Clerk advised that if this was a major application

then it would have a 3-month consultation period to be determined and would be included on an agenda for another meeting.

The meeting ended at 6.35pm

CHAIRMAN