



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 1 June 2021 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held at Homelands Hall, Kings Avenue, Christchurch, BH23 1NA on **Tuesday, 1 June 2021 at 6.00pm.**

Membership:

Chairman: Cllr D C Jones

Vice Chairman: To be appointed

Cllr J A Abbott

Cllr V Charrett

Cllr M Cox

Cllr S Fotheringham

Cllr G R Jarvis

Cllr T Lane

Cllr Mrs S Spittle

Cllr M J Tarling

The business to be transacted is set out overleaf.

Daniel Lucas

Town Clerk

25 May 2021

Agenda

1. Election of Chairman

To elect a Chairman of the Committee for the 2021/2022 Municipal Year.

2. Election of Vice-Chairman

To elect a Vice-Chairman of the Committee for the 2021/2022 Municipal Year.

3. Apologies for Absence

To receive apologies for absence.

4. Declaration of Interests

Members are reminded that any disclosable pecuniary interests must be declared including any issues which may arise through predetermination of bias.

5. 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.

6. 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.

7. Minutes of Previous Meeting

To confirm as a correct record the Minutes of the meetings of the Planning and Regulatory Committee held on 27 April 2021. (copy attached).

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8. 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>

Application: [8/21/0410/OUT](#) Land on the corner of The Grove and Barrack Road, Christchurch, Dorset

Outline planning application for a block of 51 flats and 4 dwelling houses with associated parking

Application: [8/21/0387/HOU](#) 23 Wick Lane Christchurch BH23 1HT

The remodel of an existing bungalow to provide an extension to the side and rear and first floor accommodation.

Application: [8/21/0284/OUT](#) The Emporium Bridge Street Christchurch BH23 1DY

Outline application for the demolition of the existing building and erection of a three storey (Class E) Building

Application: [8/21/0346/FUL](#) Avon Beach Huts Mundeford Christchurch BH23 4AN

Part retrospective application for (i) the retention of beach huts no.s 63 to 99, and (ii) proposed forward extension of beach huts 23 to 62

9. Licensing Applications

Members are asked to consider the applications listed below and to comment. Members are reminded that comments must relate to matters relating to the Licensing Act 2003 objectives.

Individual application links are included below but all applications can be viewed online at:

<https://www.bcpccouncil.gov.uk/Business/Licences-and-permits/Licensing-Act/Licensing-Act-2003.aspx>

Application: [185363](#) The Boathouse, 9 Quay Road, Christchurch. BH23 1BU

Minor Variation to add off-sales (on a permanent basis) delete condition 2.10 which restricts this (consultation end 25th May 2021).

10. Quomps Tree Works – Quotation

Members to consider a quotation provided for tree works at the Quomps.

RECOMMENDATION: Members to consider the quotation from Mark Hooper Tree Care for tree works at the Quomps and to resolve accordingly.

Labour cost £6000.00 (approximately 10 days of work)

Tractor, chipper, digger, trailers and stump grinding including tip charges for debris cost £2850.00

MEWP hire for dangerous tree (Ash) and for Ariel inspection cost £750.00

Net Total £9600.00
Plus vat @ 20% £1920.00

Gross Total £11520.00

11. Actions and Recommendations from the Neighbourhood Plan Working Group

For information.

Members of the Neighbourhood Plan Working Group Civic Year 2021/2022.

The Working Group has one voting Councillor vacancy following resignation of former Cllr Fred Neale. This Councillor must not be a member of the Planning and Regulatory Committee, given that 3 elected Councillors currently on the Working Group are from this Committee, with Cllr Coulton not being on the Planning & Regulatory Committee. As such the vacancy must be filled by a non-planning committee Member according to the Terms of Reference and Council Resolution (13 July 2020, Minute number 47).

Confirmed at the Working Group meeting held on the 21st May 2021

Chairman: Cllr D Jones

Vice-Chairman Cllr V Charrett

Volunteer Members of the public to remain – no resignations to 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 27 April 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 S Fotheringham, Cllr G R J: and Cllr T Lane.
Also in attendance:	Cllr C Gardiner.
Apologies:	
Officers present:	Cllr M J Tarling Daniel Lucas, Town Clerk Susan Roxby, Administrative Support Officer
Members of the Public present:	2
Members of the Press present:	None present

309. Declarations of Interest

Cllr Neale declared a non-pecuniary interest in relation to Minute No. 313 Application: 8/21/0327/HOU 34 Arcadia Road Christchurch as his property is in close proximity to the application and remained present for the discussion, but took no part in the voting thereon.

310. Minutes of Previous Meeting

The minutes of the meeting held on 23 March 2021 were agreed and signed as an accurate record.
Voting: unanimous

311. Public Participation

An elector spoke in objection to Planning Application 8/21/0100/full (215-225 Barrack Road).

312. Public Questions

There were no questions from the public on this occasion.

313. 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: 8/21/0270/HOU The Royals, 167B Mundeford Christchurch BH23 4AG.

Side extension comprising of garage with en-suite over. Rear en-suite extension and small balcony to front.

A Member raised concerns regarding this application due to the size and scale which was in a conservation area.

The Town Clerk advised that the application consultation period had passed, but comments would be emailed tomorrow morning following this committee to BCP Council to be considered by officers if the application had not already been approved.

The Chairman raised no objection, however he hoped that any tree works would be carried out as intrusive as possible.

A motion was proposed by Cllr Neale for no objection to be raised to this application. This motion was seconded by Cllr Cox.

No objection raised by the Town Council.

Voting: unanimous

B. Application: [8/21/0100/FUL](#) 215-225 Barrack Road Christchurch BH232AX.

Demolition of existing buildings and erect 3 blocks of 38 flats with associated parking and access.

The Chairman of Christchurch Citizens Association spoke in objection to this application raising concerns that adjacent properties would lose privacy due to overlooking, the bulk is out of character for the area, parking was insufficient, and there was no hedge screening for carbon emissions. The Refuse Department had raised objection due to their vehicles being too large for access into the site and concerns were raised that emergency vehicles would also not be able to access the site.

Cllr Gardiner spoke in objection to this application raising concerns for access to the site during construction and queried whether temporary road closures would be required during this time. Further concerns were raised for vehicle access, parking, increased carbon emissions and whether the size of flats would provide adequate living conditions for residents.

A Member raised concerns for the application's drains due to flooding in the area, overdevelopment, density and quality of living space, and that Barrack Road had heavy traffic and should not be overloaded with extra vehicles.

Cllr Cox proposed a motion that objection be raised due to traffic, site location, loss of privacy to neighbours, traffic concerns, and lack of amenity to the residents. This proposal was seconded by Cllr Fotheringham.

Objection raised:

1) The Scheme would create harmful amenity concerns especially at the proposed western elevation with the provision of balconies overlooking into the amenity space of 213 Barrack Road which is detrimental to the amenity of neighbours. The proposed layout of the scheme also provides a lack of purposeful outdoor amenity space especially at proposed block "C". Both matters are contrary to policy HE2 of the Christchurch and East Dorset Local Plan: Core Strategy and saved policy H12 of the Christchurch Local Plan 2001 and paragraph 127 of the NPPF;

2) The scheme would generate further trips onto an already busy road; the cumulative impact of which contributes to environmental concerns. The proposal promotes car use and fails to identify opportunities to improve and mitigate the air quality impacts along Barrack Road through prioritising pedestrian and cycle movement or allowing for green design initiatives such as providing charging points for ultra-low emission vehicles contrary to paragraphs 110 and 181 of the NPPF.

Members raised concerns that the scheme fails to identify any affordable housing and that the District Valuer's report or the applicant's viability assessment has not been disclosed suitably redacted given the overwhelming public interest in sites which fail to provide affordable housing. Members noted that such public interest outweighs the business case exemptions to not disclose. Concerns were also raised relating to flooding and car-parking provision but members felt these did not justify sufficient planning harm to raise objection on these points.

Voting: unanimous

C. Application: [8/21/0327/HOU](#) 34 Arcadia Road Christchurch BH23 2JF.

Single story extension and roof extension.

Cllr Neale raised concerns for overlooking of gardens, loss of light, and the bulk and overdevelopment of the site.

Members considered that the application was similar to other properties within the area.

Cllr Lane proposed a motion that no objection be raised to this application. This motion was seconded by Cllr Cox. On being put to the vote the motion fell.

Voting: 2:3 (1 abstention)

(Cllr Neale did not vote)

Cllr Jones proposed a motion that the objection be raised due to the bulk, mass and amenities of neighbours. This was motion seconded by Cllr Fotheringham. On being put to the vote the motion was carried.

Objection raised by the Town Council due to bulk and mass of the proposal given the size of the site and the overbearing form of development being detrimental to the amenities of neighbours contrary to policy HE2 of the Christchurch and East Dorset Local Plan: Core Strategy.

Voting: 4:2

(Cllr Neale did not vote)

Cllr Neale declared a non-pecuniary interest in this item as his property is in close proximity to the application and remained present for the discussion, but took no part in the voting thereon.

314. Appeal lodged with PINS (Planning Inspectorate) for advertising boards on Fairmile Road: BCP Council [8/20/0992/ADV](#)

Planning Inspectorate Reference: APP/V1260/Z/21/3267610.

Cllr Cox proposed a motion that the Town Council supports BCP's refusal to the appeal. This motion was seconded by Cllr Neale.

RESOLVED that the Town Council supports BCP Council's objection to the refusal as the size and position would have a detrimental impact to the street-scene adding to the street clutter at this site, and to delegate to the Town Clerk to notify PINS accordingly.

Voting: unanimous

315. Licence Application: [184209](#) Noisy Lobster – Avon Beach.

Variation application is to include within the licence the food kiosk that is attached to the shop, to provide off sales of alcohol with takeaway food

Members were informed that the Licence application was for hours between 11am to 9pm.

Cllr Jones proposed a motion that no objection be raised, but with conditions to be added and delegate to the Town Clerk in conjunction with the Chairman to formulate. This motion was seconded by Cllr Cox.

Members discussed conditions such as: for a Refusal log to be maintained, alcohol served off the premises to be in plastic glasses and this be reviewed after Christmas. Voluntary condition such as no super strength larger, beer or cider over 6.5 percent ABV be sold at the kiosk.

NO OBJECTION RAISED: but with conditions to be added and delegate to the Town Clerk in conjunction with the Chairman to formulate.

Voting: unanimous

316. Actions and Recommendations from the Neighbourhood Plan Working

The Chairman advised that 5 sub-groups were being set up to consider the issues raised in the survey by residents for the Neighbourhood Plan.

The Town Clerk updated Members that the Community Infrastructure Levy contribution had been received from BCP Council with contributions of £13,715.80.

RESOLVED that the verbal update be noted.

Voting: unanimous

The meeting ended at 7.45pm

CHAIRMAN