



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 14 September 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, 14 September 2021 at 6.00pm.**

### **Membership:**

**Chairman:** Cllr M J Tarling

**Vice Chairman:** Cllr V Charrett

Cllr M Cox

Cllr S Fotheringham

Cllr G R Jarvis

Cllr D C Jones

Cllr T Lane

Cllr Mrs S Spittle

The business to be transacted is set out overleaf

Daniel Lucas  
**Town Clerk**

8 September 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. Minutes of Previous Meeting

4 - 10

To confirm as a correct record the Minutes of the meetings of the Planning and Regulatory Committee held on 17 August 2021 and 1 September 2021 (copies attached)

## 4. 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.

## 5. 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.

## 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: [8/21/0751/FUL](#) roof of 22 High Street, Christchurch. BH23 1AY.**

Erect a roof extension to create an additional flat.

9. **Application: [8/21/0783/FUL](#) MCA Training Centre, Steamer Point, Seaway Avenue, Christchurch. BH23 4JQ.**

Demolition of existing buildings and erection of 21 residential units comprising houses and apartments, associated car parking, basement parking for apartments, landscaping and associated works.

10. **Members to consider passing a resolution to exclude the press and public pursuant to the Public Bodies (Admissions to Meetings) Act 1960 due to the matter relating to emerging council policy where the public interest in keeping the matter exempt currently outweighs the public interest in disclosing.**

11. **Commissioned Planning Report and governance structure at BCP Council (exempt).**

Appendix 1  
(exempt)

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 17 August 2021 at 6.00pm at Homelands Hall, Kings Avenue, Christchurch, BH23 1NA

Present:-

Chairman: Cllr M J Tarling

Present: Cllr S Fotheringham, Cllr T Lane, and Cllr S Spittle.

Apologies: Cllr V Charrett, Cllr M Cox, Cllr G R Jarvis and Cllr D Jones.

Officers present: Daniel Lucas, Town Clerk, BCP Council and Susan Roxby, Democratic Services Officer.

Also in attendance: Cllr A Coulton

Members of the Public present: 5

Members of the Press present: None present

**111. Declarations of Interest**

Cllr Lane declared a non-pecuniary interest in relation to Minute No.116 (Stopping up at Scotts Hill Lane) as he has visited the site and spoken with a neighbour, but he had remained neutral and not expressed an opinion on this application and remained present for the discussion and voting thereon.

Cllr Lane declared a non-pecuniary interest in relation to Minute No.117 (8/21/0601/FUL 43 Bargates, Christchurch, BH23 1QD) as he had visited the application site and spoken with a neighbour, but he had remained neutral and not expressed an opinion on this application and remained present for the discussion and voting thereon.

**112. Minutes of Previous Meeting**

The minutes of the meetings held on 1 June 2021 and 20 July 2021 were agreed and signed as an accurate record.

Voting: unanimous

### **113. Public Participation**

An elector spoke in objection to Planning application 8/21/0387/HOU, 23 Wick Lane raising concerns that as a neighbour he would be the most disadvantaged should the revised plan be approved. He considered that there were no material changes to the previous application. He requested that the consultation period should be extended to enable the application to be debated by Town Council Planning Committee.

The Town Clerk advised Members that they should not express an opinion as this would prejudice themselves should this application come before the Planning committee again and advised the elector to write to BCP Council with his concerns regarding this application.

A second elector spoke raising concerns for flood issues in Christchurch, a copy of which appears as appendix 'A' to these minutes in the minute book.

The Chairman thanked the elector for his question and advised that he had attended a FCERM Strategy Presentation meeting and that as a Council the Neighbourhood Plan would consider flood issues in Christchurch. He was very aware that risk assessments and Environment Impact Statements would be required when any applications were made for developments within the flood zone. The 2 Rivers Meet site and SANG guidance had recently changed and clarification was to come regarding landfill from BCP. He advised that he would look at the 2021 Flood risk assessment further.

### **114. Public Questions**

An elector raised the following question:

“A planning committee meeting was scheduled for 22 June 2021 but shortly before that meeting date The Council’s web site announced that it had been cancelled. In the absence of any comment I assumed that this was, as has previously happened, due to a lack of business. However for the same date an extraordinary meeting of the full Council was arranged. I did not attend this full Council meeting being unaware that planning applications were being considered

I now find that 4 planning applications were included on the full Council agenda and full Council members were asked to comment upon them and although no minutes of

that council meeting have not yet been made available I note from the BCP planning web site that application 8/21/0437/FUL was recommended by the Full Council to BCP for support. Could Councillor Tarling explain to me why this application and 3 others were brought to the full Council for discussion and recommendation when they should be decided at a meeting of the planning committee. On 22 June local residents interested in this application were unaware of this and denied the right to comment publicly upon them. Furthermore, is it within the Council Constitution or Standing Orders that members of full Council, not on the planning committee, can vote on such applications in this manner before they are considered by the Planning Committee”.

The Town Clerk informed the elector that it was for efficiencies that the Planning applications were subsumed into an extraordinary Full Council meeting as it was an audit requirement for the AGAR to be published and therefore an extraordinary Full Council meeting was called.

#### **115. Planning Applications:**

Members were asked to consider the applications listed below and that the following comments be forwarded to Bournemouth, Christchurch and Poole Council:

#### **116. Application: Stopping up at Scotts Hill Lane**

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

The Town Clerk provided Members on the background to this matter and were asked to consider approval for the making of an application to the local Magistrates to have an area of highway stopped up.

Members were informed that this application would remove the Highway rights from the 2 parking bays. Following an inspection there had been unauthorised works to the parking bays. This application was previously dealt with by Dorset Council, but this had now passed to BCP Council. The adjacent resident at number 7 had purchased the freehold of the land where the 2 parking spaces sat, but these were part of the Highway. BCP had tried to resolve the enforcement issue and the resident was applying to the magistrate's courts in this respect. The Town Council has the right to veto this situation. BCP were in agreement for the freeholder to stop up the parking bays so that the bays were not on the Highways.

The Chairman had no objection to this application and proposed a motion to leave it for the Magistrates' court to decide as they had more access to information on the application. This proposal was seconded by Cllr Fotheringham.

**RESOLVED that approval be given for an application to be made to the local Magistrates to have an area of highway stopped up at Scotts Hill Lane.**

Voting: unanimous

Cllr Lane declared a non-pecuniary interest in this item as he has visited the site and spoken with a neighbour, but he had remained neutral and not expressed an opinion on this application and remained present for the discussion and voting thereon.

**117. Application: 8/21/0601/FUL 43 Bargates, Christchurch, BH23 1QD**

Proposed store/outbuilding

An elector spoke on this application and raised objection to this application as a resident. She raised concerns that there were 2 flats in the back garden which were accessed through a metal staircase with small gardens approximately 80 ft long which is now all concreted. She owns most of the driveway to the rear of her property. The applicant wanted to build a commercial building 7 meters in depth which was the full width of his plot and also included a mezzanine. She considered that this was out of scale for the rear garden, the black timber cladding was a fire hazard, there was poor access for emergency vehicles if there was a fire due to the narrow road, and service water would come off the proposed building onto her foundations.

Cllr Lane proposed a motion that objection be raised as the building was completely overbearing, with traffic and fire hazard concerns which he considered was not suitable for storage purposes, and also the close proximity to neighbouring properties. This proposal was seconded by Cllr Fotheringham.

**RESOLVED that objection be raised due to bulk and height of the development is detrimental to the visual amenity contrary to policy HE2 of Christchurch and East Dorset Local Plan: Core Strategy.**

Voting: unanimous

Cllr Lane declared a non-pecuniary interest in this item as he had visited the application site and spoken with a neighbour, but he had remained neutral and not expressed an opinion on this application and remained present for the discussion and voting thereon.

**118. Application: 8/21/0761/OUT 7-9 The Starre Inne Purewell Christchurch BH23 1EH**

Development of ground-floor office space with 4 x 1-bed apartments above

Cllr Tarling proposed a motion that support be raised for this application as it was sympathetic to the neighbouring properties. This proposal was seconded by Cllr Fotheringham.

**RESOLVED that support be raised for this application.**

Voting: unanimous

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

It was proposed by Cllr Tarling and seconded by Cllr Spittle that Cllr Carina Gordon should accommodate a seat as a “non-planning committee” elected Member of the Neighbourhood Plan Working Group and to vacate her volunteer role.

**RESOLVED that Cllr Carina Gordon should accommodate a seat as a “non-planning committee” elected Member of the Neighbourhood Plan Working Group and to vacate her volunteer role.**

Voting: unanimous

The meeting ended at 7.15pm

CHAIRMAN

**CHRISTCHURCH TOWN COUNCIL**

**EXTRAORDINARY PLANNING AND REGULATORY COMMITTEE**

Minutes of the Meeting held on 1 September 2021 at 6.00pm at Homelands Hall,  
Kings Avenue, Christchurch, BH23 1NA

Present:-

Vice-Chairman: Cllr V Charrett (in the chair)

Present: Cllr M Cox, Cllr T Lane, and Cllr S Spittle.

Apologies: Cllr S Fotheringham, Cllr G R Jarvis and Cllr M J Tarling

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

Members of the Public present: 5

Members of the Press present: 0

**142. Declarations of Interest**

There were no declarations of interest on this occasion.

**143. Public Participation**

An elector spoken in objection to Planning Application: 8/21/0387/HOU 23 Wick Lane, Christchurch BH23 1HT.

**144. Public Questions**

There were no questions from the public on this occasion.

**145. Planning Application:**

Members were asked to consider the application listed below and that the following comments be forwarded to Bournemouth, Christchurch and Poole Council:

Cllr Cox stated that he would call in this application as a BCP Councillor.

**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.

An elector spoke in objection as a neighbour of the proposed application and raised concerns for the external visual changes. He felt that the revised application was equally as bad as the original proposed application and that previous concerns had not been addressed. He further raised concerns for the following:

- Upstairs window looked into their patio, garden and windows
- Velux windows were still overlooking with no privacy
- Over development of plot
- Height of the house was oppressive and overbearing
- Single storey extension was right up to their boundary
- Contrary to policies HE2 and HE12

Cllr Coulton, Priory Ward Member spoke in objection to this application and stated that the scale of the proposal would create an oppressive house which was contrary to policies HE2 of Christchurch and East Dorset Local Plan: Core Strategy and saved policy H12 of the Christchurch Local Plan. This would result in loss of light, overshadowing, overlooking and would take away privacy affecting the amenity to neighbours

**RESOLVED that OBJECTION be raised due to the design, bulk, and height of the proposal and the loss of amenities to neighbours, contrary to policies HE2 of Christchurch and East Dorset Local Plan: Core Strategy and saved policy H12 of the Christchurch Local Plan 2001. The committee did not feel that planning conditions would overcome the harm to amenities.**

Voting: unanimous

The meeting ended at 6.42pm

CHAIRMAN