

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 14 September 2021 at 6.00pm at
Homelands Hall, Kings Avenue, Christchurch, BH23 1NA

Present:-

Chairman: Cllr M J Tarling

Vice-Chairman: Cllr V Charrett

Present: Cllr S Fotheringham, Cllr G R Jarvis, Cllr D Jones, Cllr T Lane, and
Cllr S Spittle.

Apologies: Cllr M Cox.

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

Also in attendance: Cllr Coulton

Members of the Public present: 2

Members of the Press present: None present

167. Declarations of Interest

There were no declarations of interest on this occasion.

168. Minutes of Previous Meeting

The minutes of the meetings held on 17 August 2021 and 1 September 2021 were agreed and signed as an accurate record.

Proposed: Cllr Charrett

Seconded: Cllr Fotheringham

Voting: 6:0 (1 abstention)

169. Public Participation

An elector spoke in objection to Planning application: 8/21/0783/FUL MCA Training Centre, Steamer Point, Seaway Avenue, Christchurch. BH23 4JQ.

170. Public Questions

There were no questions from the public on this occasion.

171. Planning Applications:

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

A. Application: 8/21/0751/FUL roof of 22 High Street, Christchurch. BH23 1AY.

Cllr Coulton, Ward Councillor spoke in objection to this application raising concerns that a 4-storey building would overpower the High Street in comparison to the other buildings. The former Barclays building was new and out of character with the other historic buildings and the additional storey would be out of keeping and contrary to Policy HE 2 – development should be of high quality and compatible with or improve its surroundings.

Cllr Jones proposed a motion that objection be raised to this application due to the height and bulk, and was out of character with its surroundings, and detrimental to the setting of a heritage area. This proposal was seconded by Cllr Jarvis.

RESOLVED that objection be raised due to the height and bulk of the scheme which shall create an unsightly building out of character with its surroundings contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 Core- Strategy.

The proposal shall also be detrimental to the setting of heritage assets including listed buildings and the conservation area itself given the height, proposed bulk and mass of the resulting building. This shall create substantial harm to the setting of the heritage asset and the distinct identity of Christchurch High Street being a market-town contrary to policy HE1 Christchurch and East Dorset Local Plan: Core Strategy and paragraph 201 of the NPPF.

Voting: unanimous

B. Application: 8/21/0783/FUL MCA Training Centre, Steamer Point, Seaway Avenue, Christchurch. BH23 4JQ.

An elector spoke in objection to this application raising concerns as a resident for the bulk height & scale of the development. The revised application was to reduce the development to 3 storeys and locate parking underneath the building. He felt there were no architectural merits to the application and was contrary to saved policy H12 of the Christchurch Local Plan 2001. He considered that the application was not appropriate as its locality was near to a Site of Special Scientific Interest (SSSI). He further expressed concerns for the loss of trees and possible contaminates when digging out the car park, and there had been no on-site surveys since 2015.

Members debated the affordable housing detail of this application and questioned the reason why the developers could not have affordable housing on the site and considered there was not enough information.

Cllr Jones proposed a motion that objection be raised as it was contrary to policies ENV 9, loss of landscape H12 and HE2, and the proposals for affordable housing did not comply. This proposal was seconded by Cllr Charrett.

RESOLVED that objection be raised due

The proposed development, by reason of the siting, scale, bulk and height of the proposed buildings will have an unacceptable visual impact on the character and appearance of this prominent cliff top site. The scheme will therefore unacceptably detract from the character and appearance of the area contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 Core- Strategy and policies ENV9 and H12 of the saved policies of the Christchurch Borough Council Local Plan 2001

The principle of conflating Vacant Building Credit and its application to off-site for affordable housing provision for a scheme which already has planning consent undermines the purpose and intent of paragraph 63 of the NPPF. Furthermore, contrary to Guidance, the application does not provide any details about whether the current site and/or off-site scheme was “vacant” and for how long; provides no account as to whether the off-site consented scheme buildings have been demolished in implementing that consent given that there has to be “buildings” for the credit to apply and gives no transparent calculation of gross floorspace to calculate any affordable housing provision, if at all. The proposed scheme takes an irrational approach to affordable

housing provision and the application of Vacant Building Credit by applying the concept and stretching it to “off-site” schemes contrary to Guidance and the purposes of paragraph 63 of the NPPF. As such, the scheme does not currently secure an acceptable affordable housing contribution in accordance with Policy LN3 of the Christchurch and East Dorset Local Plan Core Strategy (2014).

Voting: unanimous

172. **Exempt Business**

RESOLVED that Members passed 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.

Proposed: Cllr Jones
Seconded: Cllr Charrett

173. **Commissioned Planning Report and Governance Structure at BCP Council (exempt).**

Members were updated on the Planning Report and Governance Structure at BCP Council.

Voting: unanimous

The meeting ended at 7.15pm

CHAIRMAN