



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 9 November 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, 9 November 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

3 November 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

To confirm as a correct record the Minutes of the meeting of the Planning and Regulatory Committee held on 19 October 2021 (copy attached).

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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. Actions and Recommendations from the Neighbourhood Plan Working Group – Mission Statement for Neighbourhood Plan.

RECOMMENDATION: Members to consider the draft mission statement from the Neighbourhood Plan Working Group and finalise and recommend to Full Council a final agreed version.

Mission Statement from the NPWG:

“Christchurch is unspoilt and charming and will continue to be an attractive and vibrant town in its unique peaceful setting at the confluence of the rivers Avon and Stour close to the sea.

Steeped with individuality bestowed by its: historic town centre, the Mundeford and Friars Cliff coastline, the Priory, St Catherines’ Hill and Stanpit Marsh, it is a peaceful place for living, relaxing and working, for all its residents and visitors alike.”

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 19 October 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 G R Jarvis, Cllr D Jones, Cllr T Lane, and Cllr S Spittle.

Apologies: Cllr M Cox and Cllr S Fotheringham.

Officers present: Daniel Lucas, Town Clerk
Susan Roxby, Democratic Services Officer

Members of the Public present: 2

Members of the Press present: 0

195. Declarations of Interest

Cllr Tarling declared a non-pecuniary interest in relation to Minute No. 199 (Application: 8/21/0929/FUL Reid Steel, former Peeks Party store and Monkey Madness Reid Street Christchurch BH23 2BT) as he was involved in a not-for-profit community group who had received sponsorship from Reid Steel in previous years and remained present for the discussion and voting thereon.

Cllr Mrs Spittle declared a non-pecuniary interest in relation to Minute No. 199 (Application: 8/21/0929/FUL Reid Steel, former Peeks Party store and Monkey Madness Reid Street Christchurch BH23 2BT) as she had attended meetings on the original application plans for the previous Christchurch Borough Council application and remained present for the discussion and voting thereon.

Cllr Mrs Spittle declared a non-pecuniary interest in relation to Minute No. 199 (Application: 8/21/0904/FUL Steamer Point (former MCA Training Centre) Steamer Point Christchurch BH23 4JQ as she knew 2 people who had objected to this application and felt this was not material as she did not socialise with them and remained present for the discussion and voting thereon.

Cllr Jarvis declared a non-pecuniary interest in minute no. 199 (8/21/0929/FUL Reid Steel, former Peeks Party store and Monkey Madness Reid Street Christchurch BH23 2BT) due to legal matters within the family and the appearance of bias and remained present for the discussion, but took no part in the voting thereon.

196. Minutes of Previous Meeting

The minutes of the meeting held on 14 September 2021 were agreed and signed as an accurate record.

Proposed: Cllr T Lane

Seconded: Cllr S Spittle

Voting: unanimous

197. Public Participation

The secretary of the Friars Cliff Residents' Association spoke in objection to planning application: 8/21/0904/FUL Steamer Point (former MCA Training Centre) Steamer Point Christchurch BH23 4JQ.

The Town Clerk read out statements from 3 residents in objection to planning application: 8/21/0597/H47 Ricardo Crescent Christchurch BH23 4BXOU.

198. Public Questions

There were no questions from the public on this occasion.

199. 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: 8/21/0904/FUL Steamer Point (former MCA Training Centre) Steamer Point Christchurch BH23 4JQ.

The secretary of the Friars Cliff Residents' Association spoke in objection to this proposed planning application raising concerns that the proposed 3-storey block of flats would be visually intrusive and not in character with the immediate area, a copy of which appears as appendix 'A' to these minutes in the minute book.

Members felt that the developer had not addressed the concerns from the previous application. It was intrusive and disappointing to see an application for a block of flats on this site when neighbouring properties were 3 and 4 bedroom houses. The loss of evergreen trees and the replacement of flowery trees would not be in charter with the area. Members considered that it was not acceptable that affordable housing had not been considered on this site.

Cllr Jones proposed a motion that objection be raised due to concerns not being addressed from the previous application - 8/21/0783/FUL. This proposal was seconded by Cllr Jarvis.

RESOLVED that objection be raised in the same terms raised by the Town Council as for application number 8/21/0783/FUL due concerns not being addressed from the previous application.

Voting: unanimous

Cllr Mrs Spittle declared a non-pecuniary interest this item as she knew 2 people who had objected to this application and felt this was not material as she did not socialise with them and remained present for the discussion and voting thereon.

B. Application: 8/21/0929/FUL Reid Steel, former Peeks Party store and Monkey Madness Reid Street Christchurch BH23 2BT.

Members raised traffic concerns for the access from Reid Steel to Fairmile road and felt there should be improvement to the junction at Reid Street. Members also considered that the application should be supported as it would help employment in Christchurch.

Cllr Jones proposed a motion that support be raised and requested that traffic concerns also be noted. This proposal was seconded by Cllr Spittle.

RESOLVED that support be raised, and make comment that members were disappointed with the treatment of the junction at Reid Street and Fairmile and would like to see a full traffic management plan; and a condition be added that HGV access to Reid Street be restricted.

Voting: unanimous (Cllr Jarvis declared an interest and did not vote)

Cllr Tarling declared a non-pecuniary interest in item as he was involved in a not-for-profit community group who had received sponsorship in previous years from Reid Steel and remained present for the discussion and voting thereon.

Cllr Mrs Spittle declared a non-pecuniary interest in this item as she had attended meetings on the original application plans for the previous Christchurch Borough Council application and remained present for the discussion and voting thereon.

Cllr Jarvis declared a non-pecuniary interest in this item due to legal matters within the family and the appearance of bias and remained present for the discussion, but took no part in the voting thereon.

C. Application: 8/21/0597/HOU 47 Ricardo Crescent Christchurch BH23 4BX.

The Town Clerk read out a statement from a resident in objection to the proposed application stating that as immediate neighbours at No. 45 and most affected by the proposed development, they would like to reiterate their objections on the grounds that it would be overbearing to their home in a crescent of similar bungalows, and also reduce the amenity value of their lounge and garden.

The Town Clerk read out a second statement from a resident raising concerns that the proposed application would be a large overbearing extension and totally out of character for the road, a copy of which appears as appendix 'B' to these minutes in the minute book.

The Town Clerk read out a third statement from a resident raising concerns that the proposed development was inappropriate for the site and would have an adverse impact upon the visual amenity of the street scene and the residential amenity for immediate neighbours, a copy of which appears as appendix 'C' to these minutes in the minute book.

Cllr Jones proposed a motion that objection be raised due to the bulk and height of the proposed development which would be out of keeping to the street scene and detrimental to the amenity of neighbours. This proposal was seconded by Cllr Jarvis.

RESOLVED that that objection be raised due to

1. The proposed development, by reason of its scale and design, would result in a dominating and overbearing form of development harmful to the character of the street scene and would have an adverse impact on the visual amenities of the locality, contrary to Policies HE2, H12 and KS1 of the Local Plan (2014).

2. The bulk and scale of the proposed development would be detrimental to the visual amenity and living conditions to immediate neighbours contrary to policy HE2 of the Local Plan (2014).

Voting: unanimous

200. Highcliffe & Walkford Neighbourhood Plan

Members were asked to consider the Highcliffe & Walkford Neighbourhood Plan and add comment to the BCP consultation.

Members had no adverse comments on the Highcliffe and Walkford Neighbourhood Plan and considered that that the housing needs statement was good in stating that they did not need any more flats, but needed houses with gardens.

Cllr Jones proposed a motion that the Council makes no comment. This proposal was seconded by Cllr Jarvis.

RESOLVED that the Council makes no comment.

Voting: unanimous

201. Actions and Recommendations from the Neighbourhood Plan Working Group

The Chairman of the Neighbourhood Plan Working Group (NPWG) updated the committee that a mission statement was being considered by the NPWG and that all Town Councillors views were being sought.

The Town Clerk provided members with an update on Councillor resignations on the NPWG and informed members that Cllr Dedman and Cllr Jarvis had been appointed as full voting members on the NPWG.

Following Cllr Spittle's resignation from the NPWG there was a vacancy for 1 Councillor to join the group. An advert for community volunteers to join the NPWG would be placed on the Council's website and social media asking interested parties to submit an application form and CV.

RESOLVED that the verbal update be noted.

The meeting ended at 7.29pm

CHAIRMAN