

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the extraordinary Meeting held on 21 December 2021 at 6.00pm
at Christchurch Library, Room 6, High Street, Christchurch, BH23 1AW

Present:-

Chairman:	Cllr M J Tarling
Vice-Chairman:	Cllr V Charrett
Present:	Cllr M Cox and Cllr S Fotheringham.
Also in attendance:	Cllr L Dedman.
Apologies:	Cllr G R Jarvis, Cllr D Jones, Cllr T Lane and Cllr S Spittle.
Officers present:	Daniel Lucas, Town Clerk Susan Roxby, Administrative Support Officer
Members of the Public present:	5
Members of the Press present:	0

282. Declarations of Interest

There were no declarations of interest on this occasion.

283. Public Participation

The Town Clerk read out statements on behalf of the Friars Cliff Residents' Association and Cllr G Jarvis in objection to planning applications:
8/21/1040/FUL Beach Huts at Avon Beach Mudeford
8/21/1068/FUL Beach Huts at Avon Beach Mudeford

The Chairman and Secretary of Watermead Management Company spoke in objection to planning application: 8/21/1147/HOU 2 Watermead, 23 Willow Way.

A representative of Christchurch Citizens Association spoke in object to planning application: 8/21/1147/HOU 2 Watermead, 23 Willow Way.

284. Planning Applications:

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

285. Application: 8/21/1040/FUL Beach Huts at Avon Beach Mudeford

The Town Clerk read out a statement on behalf the Friars Cliff Residents' Association in objection to this proposed planning application, a copy of which appears as appendix 'A' to these minutes in the minute book.

The Town Clerk read out a statement on behalf of Cllr Jarvis in objection to extending the beach huts due to the appearance, size and character of the beach huts. The layout and density would be overbearing. The safety on the promenade is paramount and the over spill will leave little room for walkers, cyclists, and disabled buggy's, who also have the right to enjoy the promenade.

Cllr Dedman spoke as Friars Cliff ward member raising concerns that the beach huts were too large an intrusion onto the promenade area. The key polices the application were contrary to are KS1 as it was not a sustainable development; KS11 as there was insufficient access for emergency/fire vehicle; HE1 as it devalued the historic area and design, and there was also a flood management problem. She felt there was no difference from the previous application other than the 2.5 metre width amendment and recommended refusal of both this application and the retrospective application.

Cllr Fotheringham proposed a motion that objection be raised due to the restriction of the width of the footway impacting upon the amenity of footpath users and access to emergency/fire vehicles. This proposal was seconded by Cllr Cox.

Cllr Fotheringham proposed an amendment to the motion to also include that the application was contrary to paragraph 202 of the National Planning Policy Framework (NPPF): conservation of an historic environment and HE1 of the Core Strategy. The proposed amendment was seconded by Cllr Cox.

Voting: 3:1

RESOLVED that objection be raised

1) due to the restriction of the effective width of the footway when taking into account beach-hut paraphernalia and the limitation upon emergency vehicle access and progress along the promenade which detracts upon the amenity of footpath users both contrary to policies

HE2 and KS11 of the Christchurch and East Dorset Local Plan: Core Strategy. And;

2) The proposal produces less than substantial harm to the Conservation Area but does not secure wider public benefits due to the reduction in the effective use of the promenade contrary to paragraph 202 of the NPPF and HE1 of the Christchurch and East Dorset Local Plan: Core Strategy.

Voting: Unanimous

286. Application: 8/21/1068/FUL Beach Huts at Avon Beach Mundeford.

The Town Clerk read out a statement on behalf the Friars Cliff Residents' Association in objection to this proposed planning application, a copy of which appears as appendix 'B' to these minutes in the minute book.

Cllr Fotheringham proposed a motion that objection be raised due to the restriction of the width of the footway impacting upon the amenity of footpath users and access to emergency/fire vehicles, and also heritage concerns and impact upon the Conservation Area as discussed at paragraph 202 of NPPF. This proposal was seconded by Cllr Cox.

RESOLVED that objection be raised

1) due to the restriction of the effective width of the footway when taking into account beach-hut paraphernalia and the limitation upon emergency vehicle access and progress along the promenade which detracts upon the amenity of footpath users both contrary to policies HE2 and KS11 of the Christchurch and East Dorset Local Plan: Core Strategy. And;

2) The proposal produces less than substantial harm to the Conservation Area but does not secure wider public benefits due to the reduction in the effective use of the promenade contrary to paragraph 202 of the NPPF and HE1 of the Christchurch and East Dorset Local Plan: Core Strategy.

Voting: unanimous

287. Application: 8/21/1147/HOU 2 Watermead, 23 Willow Way

A representative spoke on behalf of Christchurch Citizens Association in objection to this planning application, a copy of which appears as appendix 'C' to these minutes in the signed minute book.

The chairman and secretary of Watermead Management Company spoke in objection to this planning application raising concerns for the scale, mass, bulk and that the design was oversized, overshadowing and overbearing immediate neighbouring properties and out of character with the street scene and all existing buildings at Watermead. There were covenants to protect the unique character of the area.

Cllr Coulton, Priory Ward Member read out a statement in objection to this planning application, a copy of which appears as appendix 'D' to these minutes in the signed minute book.

Cllr Cox raised the issue that this application was contrary to the heritage of the area.

Cllr Charrett proposed a motion that objection be raised due to design, height, mass and bulk and street scene and out of character of the area contrary to policy HE2 of Christchurch and East Dorset Local Plan: Core Strategy and saved policy of HE12 of the Christchurch Local Plan 2001 and paragraph 130 of the NPPF. This proposal was seconded by Cllr Cox.

RESOLVED that objection be raised due to design, height, mass and bulk of the proposed scheme which would result in an overbearing relationship with neighbouring properties impacting upon amenity, and that the development would be out of character of the area contrary to policy HE 2 of Christchurch and East Dorset Local Plan: Core Strategy and saved policy of HE12 of the Christchurch Local Plan 2001, and paragraph 130 of the NPPF.

Voting: unanimous

The meeting ended at 7.18pm

CHAIRMAN