



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 25 January 2022, 6.00pm**

You are summoned to attend a meeting of the **Christchurch Town Council** to be held at Christchurch Library, Room 14, High Street, Christchurch, BH23 1AW **on Tuesday, 25 January 2022 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**

19 January 2022

For further information please contact Daniel Lucas on 01202 022479 or email [townclerk@christchurch-tc.gov.uk](mailto:townclerk@christchurch-tc.gov.uk)

# 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 meetings of the Planning and Regulatory Committee held on 9 November 2021 and the extraordinary meeting held on 21 December 2021 (copies 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. 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: [8/21/1178/HOU](#) 11 Silver Street, Christchurch, BH23 1BT.**

Rear extension (retrospective application) Amended description.

8. **Application: [8/22/0013/FUL](#) 40A Portfield Close and land to the rear of 22 Grove East BH23 2AH.**

Erect 2x 2bed dwellings with associated access and parking.

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

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 9 November 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 D Jones and Cllr T Lane.

Apologies: Cllr M Cox and Cllr G R Jarvis.

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

Members of the  
Public present:

Members of the  
Press present: 0

**232. Declarations of Interest**

There were no declarations of interest on this occasion.

**233. Minutes of Previous Meeting**

The minutes of the meeting held on 19 October 2021 were agreed and signed as an accurate record.

Voting: unanimous

Proposed: Cllr D Jones  
Seconded: Cllr V Charrett

**234. Public Participation**

There was no public participation on this occasion.

**235. Public Questions**

There were no questions from the public on this occasion.

**236. Actions and Recommendations from the Neighbourhood Plan Working Group – Mission Statement for Neighbourhood Plan (NPWG).**

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

The NPWG Chairman wished to place on record his thanks to everyone who had contributed towards the Neighbourhood Plan mission statement.

**RECOMMENDED to Full Council that the mission statement from the Neighbourhood Plan Working Group be approved for adoption by the Council for the purposes of the Neighbourhood Plan as appended below:**

**‘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 Mudeford 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.’**

Voting: 4:0:1 (Chairman abstained)

Proposed by: Cllr D Jones

Seconded by: Cllr V Charrett

The meeting ended at 6.12pm

CHAIRMAN

**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 Mundeford

8/21/1068/FUL Beach Huts at Avon Beach Mundeford

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 policies 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