



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 26 April 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, 26 April 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**

20<sup>th</sup> April 2022

# 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 22 March 2022 (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. 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: [8/22/0200/FUL](#) The Boathouse 9 Quay Road  
Christchurch BH23 1BU**

Stationing of caravan for the provision of takeaway sales  
(Retrospective).

8. **Application: [8/22/0250/OUT](#) 164-166 Barrack Road, Christchurch  
BH23 2BD**

Demolition of existing buildings and erection of a block of 34  
apartments with associated bin and cycle stores.

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 22 March 2022 at 6.00pm at Christchurch Library,  
Room 14, High Street, Christchurch, BH23 1AW

Present:-

Chairman: Cllr M J Tarling

Vice-Chairman: Cllr V Charrett

Present: Cllr T Lane and Cllr S Spittle.

Also in attendance: Cllr R D Luscombe

Apologies: Cllr M Cox, Cllr S Fotheringham, Cllr G R Jarvis, and Cllr D Jones.

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

Members of the Public present: 2

Members of the Press present: 0

**385. Declarations of Interest**

There were no declarations of interest on this occasion.

**386. Minutes of Previous Meeting**

The minutes of the meeting held on 22 February 2022 were agreed and signed as an accurate record.

Voting: unanimous

Proposed by: Cllr V Charrett  
Seconded by: Cllr T Lane

Cllr Spittle joined the meeting at 6.02pm.

**387. Public Participation**

Cllr Ricketts, BCP Commons Christchurch Ward Member spoke in objection to minute no. 389 8/21/1214/OUT Land on the corner of The Grove and Barrack Road, Christchurch, Dorset.

An elector spoke in objection to minute no. 389 8/21/1214/OUT Land on the corner of The Grove and Barrack Road, Christchurch, Dorset.

### **388. Public Questions**

There were no questions from the public on this occasion.

### **389. Planning Applications:**

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

**Application: 8/21/1214/OUT Land on the corner of The Grove and Barrack Road, Christchurch, Dorset.**

The Town Clerk read out a statement from Cllr Fotheringham in objection to this application, a copy of which appears as appendix 'A' to these minutes in the minute book.

An elector spoke in objection to this application, a copy of which appears as appendix 'B' to these minutes in the minute book.

Cllr Ricketts, BCP Commons, Christchurch Ward Member spoke in objection to this application and wished to hear the Town Council's views so that she could take these back to BCP Council. She raised concerns on parking, overdevelopment of the site and that the flood risk had not been addressed. The Environment Agency had also raised concerns. The former Christchurch Borough Council had identified that the site should remain as an open site. She further considered that the application was contrary to Policy ME6.

Members felt the application was of an urban over dominant design and that the houses were too small and had a lack of amenity space. Concerns were also expressed on parking issues and the flood risk.

**RESOLVED that objection be raised due to:**

- 1) The proposed development fails the Sequential Test as there are other reasonably available alternative sites with lower flood risk that could accommodate this development. As such the proposal is contrary to policy ME6 of the Christchurch and East Dorset Local Plan and paragraph 162 of the National Planning Policy Framework 2021;**

- 2) The proposed development by reason of the combined effect of the scale and height of the building and spread of built form across the site will result in an intrusive and dominant form of development which would have an adverse impact on the character and visual amenities of the street scene. The proposal is considered to be contrary to Policies HE2, H12 and LN2 of the Christchurch and East Dorset Local Plan (2014);
- 3) The proposed development would not achieve quality and sustainable design by reason of the lack of amenity space for all future occupiers due to high site coverage in hard landscaping with no amenity or green space. The lack of intuitive bin storage design contrary to waste handling standards would also create a poor living environment for future occupiers contrary to Policies HE2 and H12 of the Christchurch and East Dorset Local Plan (2014) and paragraph 130 of the NPPF;
- 4) The proposed development fails to secure a Heathland Infrastructure Project and in combination with other residential developments is likely to have a significant impact on the European protected habitat sites. The proposal is contrary to Policy ME2 of the Christchurch and East Dorset Local Plan, the Dorset Heathland SPD 2020-2025 and paragraphs 180 and 182 of the National Planning Policy Framework 2021;
- 5) The proposed development, by reason of the lack of affordable housing provision contribution is considered to be contrary to Policy LN3 of the Christchurch and East Dorset Local Plan (2014).

It was noted that at the time of the consideration the LPA's planning portal did not include the affordable housing viability report contrary to National [Guidance](#) at Paragraph: 010 Reference ID: 10-010-20180724 which provides: "*Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available*". Given the overwhelming public interest in the volume of schemes in the Christchurch area avoiding affordable housing provision due to viability the Town Council impresses upon the LPA to publish as a matter of course going forwards.

Voting: unanimous

Proposed by: Cllr V Charrett  
Seconded by: Cllr S Spittle

The meeting ended at 7.37pm

CHAIRMAN