



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 31 May 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, 31 May 2022 at 6.00pm.**

Membership:

Chairman: To be appointed

Vice Chairman: To be appointed

Cllr V Charrett

Cllr M Cox

Cllr L Dedman

Cllr H Farrell-Jarvis

Cllr S Fotheringham

Cllr G Jarvis

Cllr D Jones

Cllr R Luscombe

Cllr M Tarling

The business to be transacted is set out overleaf

Daniel Lucas
Town Clerk

25 May 2022

For further information please contact Daniel Lucas on 01202 022479 or email townclerk@christchurch-tc.gov.uk

Agenda

1. Election of Chairman

To elect a Chairman of the Committee for the 2022/2023 Municipal Year.

2. Election of Vice-Chairman

To elect a Vice-Chairman of the Committee for the 2022/2023 Municipal Year.

3. Apologies for Absence

To receive apologies for absence.

4. Declaration of Interests

Members are reminded that any disclosable pecuniary interests must be declared including any issues which may arise through predetermination of bias.

5. Minutes of Previous Meeting

To confirm as a correct record the Minutes of the meeting of the Planning and Regulatory Committee held on 26 April 2022 (copy attached)

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6. 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.

7. 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.

8. 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>

9. Application: [8/22/0343/OUT](#) Roseacre 86 Pauntley Road Christchurch BH23 3JW.

The demolition of the existing dwelling and garage block and the erection of 4no. dwellings with associated access and parking (revised scheme)

10. Application: [8/22/0379/FUL](#) Former Hoardings Site Fairmile Road Christchurch BH23 2LA.

Erection of 4 Dwellings.

11. Future Spaces

Members to consider inviting Future Spaces to present their plans for Christchurch to a future meeting of the Planning Committee and to resolve accordingly.

12. Neighbourhood Plan Working Group Membership 2022/23

Members to consider the allocation of 5 members and Chairman on Neighbourhood Plan Working Group for 2022/23 civic year and resolve accordingly.

The Neighbourhood Plan Working Group comprises X3 elected Members of Planning & Regulatory Committee and X2 elected Members who are not part of that Committee, and up-to 7 non-elected members of the community who wish to be part of the Working Group (Working Group maximum of 12)

13. Magistrates' Court Site Decision

Member update re: High Court Judicial Review relating to the site

Verbal
Report

[Suliman, R \(On the Application Of\) v Bournemouth, Christchurch and Poole Council \[2022\] EWHC 1196 \(Admin\) \(19 May 2022\) \(bailii.org\)](#)

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 26 April 2022 at 6.00pm at Christchurch Library,
Room 14, High Street, Christchurch, BH23 1AW

Present:-

Chairman: Cllr M J Tarling (not present)

Vice-Chairman: Cllr V Charrett (in the chair)

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

Also in attendance: Cllr R D Luscombe.

Apologies: Cllr D Jones and Cllr S Spittle.

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

Members of the Public present: 1

Members of the Press present: 0

409. Declarations of Interest

There were no declarations of interest on this occasion.

410. Minutes of Previous Meeting

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

Voting: unanimous

Proposed by: Cllr T Lane
Seconded by: Cllr G Jarvis

411. Public Participation

An elector spoke in objection to minute no. 415 8/22/0250/OUT 164-166 Barrack Road, Christchurch, BH23 2BD.

412. Public Questions

There were no questions from the public on this occasion.

413. Planning Applications:

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

414. Application: 8/22/0200/FUL The Boathouse, 9 Quay Road, Christchurch, BH23 1BU.

Cllr Fotheringham joined the meeting at 6.04pm.

Members felt that the caravan was an added attraction to the Boathouse and was quite popular.

The Town Clerk informed members that the Heritage Statement did not mention the band stand at the Quomps was listed at list entry no. 1154149. Proper assessment

Members felt consent should have a redline around the caravan.

RESOLVED that the Town Council SUPPORTS the application

It was noted that the application had failed to take into account a designated heritage asset being the band-stand at the Quomps listed at list entry no. 1154149 and therefore the analysis relating to heritage assets and the scheme's likely impacts on the same was deficient. Councillors also observed that a condition should be placed on the scheme if minded to approve which shows by way of red-line delineating the exact footprint (scaled) to the caravan which is sited indicating the location and extent of the consent.

Voting: unanimous

Proposed by: Cllr S Fotheringham

Seconded by: Cllr G Jarvis

415. Application: 8/22/0250/OUT 164-166 Barrack Road, Christchurch BH23 2BD

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

Members felt that the scale of the application was excessive with overlooking of the back gardens by the 4 storey buildings and that affordable housing should have been

considered. There was a lack of carparking and the amenity of living conditions for future residents did not meet the minimum living space standards.

RESOLVED that objection be raised due to:

- 1) The proposed development by reason of the combined effect of the scale, bulk and height of the building 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);**
- 2) The bulk and scale of the proposed development shall create an unneighbourly form of development by way of overlooking into the amenity space of future occupiers as well as immediate neighbours, contrary to policy HE2 of the Local Plan (2014).**
- 3) The proposed development will result in increased parking pressure in the vicinity of side streets such as Beaulieu Road, Elizabeth Avenue, Devon Rd and Somerset Road where existing parking pressures already exist. The scheme would contribute to further pressure which would be detrimental to the amenity of local users and residents contrary to Policy KS12 of the Christchurch and East Dorset Local Plan Core Strategy (2014) and the adopted Parking Standards Supplementary Planning Document (SPD) 2021 paragraph 3.2.22;**
- 4) The proposed development, by reason of the lack of affordable housing provision is considered to be contrary to Policy LN3 of the Christchurch and East Dorset Local Plan (2014);**
- 5) The proposed development creates cramped living conditions for future occupiers as it does not meet the minimum living space standards, contrary to policy LN1 of the Christchurch and East Dorset Local Plan (2014); and**
- 6) 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.**

Voting: unanimous

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

The meeting ended at 7.06pm

CHAIRMAN