



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 19 July 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, 19 July 2022 at 6.00pm.**

**Membership:**

**Chairman:** Cllr L Dedman

**Vice Chairman:** Cllr D Jones

Cllr V Charrett

Cllr M Cox

Cllr H Farrell-Jarvis

Cllr S Fotheringham

Cllr G Jarvis

Cllr R Luscombe

Cllr M Tarling

The business to be transacted is set out overleaf

Daniel Lucas

**Town Clerk**

13 July 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 meeting of the Planning and Regulatory Committee held on 21 June 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:** [8/22/0445/OUT](#) 195 & 195A Barrack Road Christchurch BH23 2AR.

Demolition of existing buildings and erection of a mixed-use block consisting of 3 offices and 25 apartments with associated bin and cycle stores.

8. **Application:** [8/22/0542/HOU](#) 16 East Cliff Way Christchurch BH23 4EY.

Demolition of existing garage, conservatory, and side extension. Construction of single-storey front and rear extensions and two storey side extension with associated internal and external updates.

9. **Application:** [8/22/0527/HOU](#) 11 Beaconsfield Road Christchurch BH23 1QT.

Retention of two radio aerials and supporting poles.

10. **Appointment to Neighbourhood Plan Working Group**

Members to consider the appointment of Cllr Jarvis to the Neighbourhood Plan Working Group and to resolve accordingly.

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 21 June 2022 at 6.00pm at Christchurch Library,  
Room 14, High Street, Christchurch, BH23 1AW

Present:-

Chairman:

Vice-Chairman: Cllr D C Jones (in the chair)

Present: Cllr V Charrett, Cllr R D Luscombe and Cllr M J Tarling.

Apologies: Cllr M Cox, Cllr L Dedman, Cllr H Farrell-Jarvis, Cllr S Fotheringham and Cllr G R Jarvis.

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

Members of the Public present: 2

Members of the Press present: 0

**44. Declarations of Interest**

There were no declarations of interest on this occasion.

**45. Minutes of Previous Meeting**

The minutes of the meeting held on 31 May 2022 were agreed and signed as an accurate record subject to minute no. 26 - 'restraints' be amended to 'constraints'.

Matters arising from the minutes:

The Town Clerk informed the Committee that he had delayed writing to Future Places until after a meeting with the Mayor and BCP Chairman and BCP Leader had been held.

The Vice-Chairman thanked Cllr Tarling for his services as Chairman of the Planning Committee for the 2022-23 municipal year.

Voting: Unanimous

Proposed by: Cllr R D Luscombe  
Seconded by: Cllr Charrett

**46. Public Participation**

There was no public participation on this occasion.

**47. Public Questions**

There were no questions from the public on this occasion.

**48. Planning Applications:**

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

**49. Application: 8/22/0446/FUL Knapp Mill Water Treatment Works Mill Road, Christchurch, BH23 2JY.**

**RESOLVED** that that support be raised, but with added conditions that the roof treatment colour be dealt with more sympathetically to blend in with the area especially when viewed from the St Catherine's Hill locality, and a landscape condition which deals with the screening of the scheme when seen from the east so as to have a denser/thicker boundary cover.

Voting: unanimous

Proposed by: Cllr R D Luscombe  
Seconded by: Cllr Jones

**50. Application: 8/22/0401/OUT 9 Avon Run Road, Christchurch, BH23 4DU.**

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

- 1) the scale, bulk, height and massing of the proposed development would have an adverse impact on the character and visual amenities of the street scene contrary to Policy HE2 of the Christchurch and East Dorset Core Strategy 2014 and saved policy H12(1) of the Christchurch Local Plan 2001;**
- 2) the proposed design of the development will be detrimental to the amenity of neighbours contrary to Policy HE2 of the Christchurch and East Dorset Core Strategy and saved policy H12(2) of the Christchurch Local Plan 2001; and**

- 3) **the proposed design of the development is out of character with the wider street scene which leads to an impact on the nearby conservation area causing less than significant harm. The net gain of 1 additional residential dwelling shall not outweigh the harm caused contrary to BE5 of the Christchurch Local Plan 2001 and paragraph 202 of the National Planning Policy Framework.**

Voting: 3:0 (1 abstention)

Proposed by: Cllr R D Luscombe

Seconded by: Cllr D Jones

**51. Application: 8/22/0399/FUL Avon Beach Café, Mundeford, Christchurch, BH23 4AN.**

Some Members felt that the siting of the hut should be moved back to the sea wall to give more access on the promenade. Members also felt that the site should be kept clear of seating and additional fixed infrastructure.

**RESOLVED that no objection be raised, but with the added condition that no other fixed infrastructure is placed within the application red-line curtilage.**

Voting: 3:1(Cllr Jones voted against this application)

Proposed by: Cllr R D Luscombe

Seconded by: Cllr M Tarling

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

Members were informed that Cllr R Luscombe had been appointed the Chairman of the Neighbourhood Plan Working Group for the 2022-2023 municipal year and Cllr V Charrett appointed the Vice-Chairman.

Cllr Luscombe thanked Cllr Jones for all of his work during the previous years as Chairman of Neighbourhood Plan Working Group.

The Town Clerk advised that AECOM was onboard for shop frontage design. A second newsletter was being prepared and the Working Group was looking at commissioning a carpark study.

**RESOLVED that the verbal report be noted.**

The meeting ended at 7.18pm

CHAIRMAN