



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Wednesday, 9 November 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 Wednesday, 9 November 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

Vanessa Ricketts FSLCC
Interim Town Clerk

3 November 2022

For further information please contact Vanessa Ricketts on 01202 022479 or email 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 19 July 2022 and 18 October 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. Planning Application: [8/22/0555/FUL](#), 17 Mundeford Christchurch BH23 3NQ

Demolish existing two bungalows and erect two contemporary replacement detached dwellings with associated access and parking (Revised Scheme).

8. Planning Application: [8/22/0762/FUL](#), 23 Bronte Avenue Christchurch BH23 2LZ

Demolish existing garage and erect a two bedroom house with parking.

9. Planning Application: [8/22/0774/FUL](#), The Boathouse 9 Quay Road Christchurch BH23 1BU

Retrospective permission of additional decking.

10. Planning Application: [8/22/0784/ADV](#), Land at East of Hurn Road Christchurch

Erection of a digital advertisement.

11. Planning Application: [8/22/0793/FUL](#), The Old Candle Factory Bank Close Christchurch BH23 1BA

Demolition of existing buildings and replacement with new dwellinghouse.

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 19 July 2022 at 6.00pm at Christchurch Library,
Room 14, High Street, Christchurch, BH23 1AW

Present:-

Chairman: Cllr L Dedman

Vice-Chairman: Cllr D C Jones

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

Apologies: Cllr M Cox, Cllr H Farrell-Jarvis, and Cllr S Fotheringham.

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

Members of the Public present: 3

Members of the Press present: 0

90. Declarations of Interest

There were no declarations of interest on this occasion.

91. Minutes of Previous Meeting

The minutes of the meeting held on 21 June 2022 were agreed and signed as an accurate record.

Voting: unanimous

Proposed by: Cllr D Jones
Seconded by: Cllr V Charrett

92. Public Participation

The applicant spoke in relation to No. 97. (Application: 8/22/0527/HOU 11 Beaconsfield Road Christchurch BH23 1QT).

93. Public Questions

There were no questions from the public on this occasion.

94. Planning Applications:

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

95. 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.

Cllr Luscombe raised concerns regarding the height of the 4-storey application, and that there were a significant number of apartments of 39 square metres each which he considered were very small. He further raised concerns for the lack of detail for surface water.

Cllr Luscombe proposed a motion that objection be raised due to height and scale of the apartments. This proposal was seconded by Cllr Tarling adding that there was loss of amenities to the neighbours as they would be overlooked.

The Town Clerk advised Members to consider affordable housing provision and whether they felt the application was policy compliant in this regard, as well as whether the application secured commitment to mitigate the impact upon the Dorset Heathlands Special Protection Area.

Cllrs Luscombe and Tarling amended their motion to include raising objections too on the lack of affordable housing and any commitment to mitigating the impact upon the Dorset Heathlands.

Cllrs Jones and Charrett raised concerns for the lack of car parking and felt although policy compliant, words in any objection raised expressing concern about lack of parking should be made clear.

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 immediate neighbours, contrary to policy HE2 of the Local Plan (2014).**
- 3) **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);**
- 4) **The proposed development fails to commit to SAMM and/or 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 R D Luscombe

Seconded by: Cllr M Tarling

96. 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.

This item was called in by Cllr Charrett in error and was withdrawn.

97. Application: 8/22/0527/HOU 11 Beaconsfield Road Christchurch BH23 1QT.

Retention of two radio aerials and supporting poles.

The applicant spoke in support of this application informing Members that this was in a road of terrace houses which have been modernised with various additions. He stated that he had provided all the information for the application which showed that there was no impact on public roads. He had been operating for 4 years and had received no complaints during this time.

Cllr Tarling felt that the application was not out of character with the street scene and proposed a motion that no objection be raised. This proposal was seconded by Cllr Luscombe.

RESOLVED that no objection be raised.

Voting: unanimous

Proposed by: Cllr M Tarling
Seconded by: Cllr R D Luscombe

98. Appointment to Neighbourhood Plan Working Group

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

RESOLVED that Cllr G Jarvis be appointed as a member of the Neighbourhood Plan Working Group.

Voting: unanimous

Proposed by: Cllr D Jones
Seconded by: Cllr V Charrett

The meeting ended at 6.32pm

CHAIRMAN

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 18 October 2022 at 6.00pm at Christchurch Library,
Room 14, High Street, Christchurch, BH23 1AW

Present:-

Chairman: Cllr L Dedman

Vice-Chairman:

Present:

Apologies: Cllr V Charrett, Cllr M Cox, Cllr H Farrell-Jarvis, Cllr S Fotheringham, Cllr G R Jarvis, Cllr D C Jones, Cllr R D Luscombe and Cllr M J Tarling.

Officers present: Vanessa Ricketts, Interim Town Clerk.

Members of the Public present: 1

Members of the Press present:

177. Inquorate Meeting

The Chairman declared that the meeting was inquorate and therefore could not go ahead.

The meeting ended at 18.02pm

CHAIRMAN