



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 29 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 Tuesday, 29 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

23 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

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To confirm as a correct record the Minutes of the meeting of the Planning and Regulatory Committee held on 9 November 2022 (copy attached)

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: [8/22/0948/TTPO](#) 16 Stourcroft Drive Christchurch BH23 2PX

T1 - Sorbus Embury - Fell to ground level and replace with Sorbus "Joseph Rock".

8. Planning Application: [8/22/0935/FUL](#) Land rear of 24 Fairfield Christchurch BH23 1QX

Erection of bungalow.

9. Planning Application: [8/22/0942/FUL](#) 7 Bure Lane Christchurch BH23 4DJ

Demolition of the existing dwelling and erection of a replacement dwelling and outbuilding with associated access and parking.

10. Planning Application: [8/22/0923/FUL](#) 24 Falcon Drive Christchurch BH23 4BB

Demolish existing single storey dwelling and replace with new 2-storey dwelling. Amend vehicular access.

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

Present:-

Chairman: Cllr L Dedman

Vice-Chairman:

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

Apologies: Cllr D C Jones and Cllr G R Jarvis.

Officers present: Zeynep Aktuna, Democratic Services Officer
Vanessa Ricketts, Interim Town Clerk

Members of the
Public present: 3

Members of the
Press present: 0

200. Declarations of Interest

There were no declarations of interest from Members on this occasion.

201. Minutes of Previous Meeting

The minutes of the meetings held on 19 July 2022 and 18 October 2022 were agreed and signed as an accurate record.

Voting: 5:0 (1 abstention)

Proposed by: Cllr Luscombe
Seconded by: Cllr Tarling

202. Public Participation

Cllr M Cox joined the meeting at 6.05pm.

A member of the public touched upon the retrospective application for the additional decking at the Boathouse and raised a concern over the 'retrospective' nature of the application suggesting that this was not the correct procedure for a planning application. He also raised a concern over the loss of five disabled parking spaces during the demolitions of the Old Candle Factory (Bank Close) and suggested that the lost car parks should be provided in other part of the parking site.

A further member of the public made a statement regarding the importance of safeguarding trees and pointed out the two mature trees that would be felled during the demolitions of the Old Candle Factory (Bank Close) by suggesting there would be little chance for growth or survival for the new trees that would be planted. A copy appears as Appendix 'A' to these Minutes in the signed Minute Book.

203. Public Questions

There were no questions from the public on this occasion.

204. Planning Applications:

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

205. Planning Application: [8/22/0555/FUL](#), 17 Mundeford Christchurch BH23 3NQ

Members considered the revised scheme for two detached dwellings with associated access and parking at the Fisherman's Bank.

Members raised concerns over the bulk and scale of the proposal and suggested that it would be detrimental for the shoreline and the harbour scene.

There were some discussions around the style of the proposal and some Members suggested the proposal would not fit within the character of the Fisherman's Bank area.

Members disapproved the public right of way stopping at the edge of this property. The curtilage of the property as shown on the plan appears to stop off the public right

of way and the Design and Access Statement does not make any reference to the public right of way.

RESOLVED that objection be raised due to:

- **excessive bulk and scale of the proposal;**
- **the style is to be considered out of character and having a negative visual impact on the harbour scene and would be detrimental to the environmental designation of the area;**
- **the proposed development would overlook the curtilage of No 19 and;**
- **there was no mention of public right of way which appears to be stopped off within the designation of the planning application site.**

Voting: 4:1 (1 abstention)

Proposed by: Cllr Luscombe

Seconded by: Cllr Fotheringham

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

Members considered the proposal for a two-bedroom house with parking at the intersection of the Bronte Avenue and Branwell Close.

Members raised concerns over the proposed vehicle access and pointed out that the proposal was increasing the access points on that junction which would increase the risk of accident due to the corner location of the proposal. A Member referred to the BCP Council / Highways response and suggested that the proposal should reconsider the vehicle access in accordance with the comments of the BCP Highways response.

There were some discussions around the size of the proposed housing units. Members considered that small, two-bedroom houses were needed in the area for young families.

Members objected to the proposal with recommendation to revisit the parking by taking into consideration the BCP Highways views on previous applications.

RESOLVED that objection be raised due to:

- **Highways concerns regarding vehicular access and egress failing to provide appropriate parking and cycling infrastructure in accordance with BCP's SPD,**
- **concerns regarding the size of the poor spatial accommodation in the second unit,**

- **recommends that the vehicular access be revisited and amended in accordance with BCP Council’s Highways response to previous applications.**

Voting: 3:1 (2 abstentions)

Proposed by: Cllr Fotheringham

Seconded by: Cllr Charrett

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

Members considered the retrospective application for the additional decking at the Boathouse.

The Interim Town Clerk advised that the retrospective planning applications could be objected to and could be enforced for the development to be removed.

Members discussed that the additional decking increased the number of people sitting outside causing public nuisance for the neighbouring residences. It was also highlighted that the piecemeal sprawl of the development would be detrimental to the amenities of the occupiers of neighbouring residential properties.

RESOLVED that objection be raised due to:

- **the additional seating increases the number of people sitting outside and hence raising the potential of public nuisance in what is a conservation area and,**
- **the piecemeal sprawl of the development would be detrimental to the amenities of the neighbouring residences.**

Voting: 4:1 (1 abstention)

Proposed by: Cllr Tarling

Seconded by: Cllr Cox

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

Members considered the proposal for a digital advertisement at the intersection of the Hurn Road and Hillside Drive (north).

The Interim Town Clerk declared an interest as she already stated her objection for this application as Commons Ward Councillor.

Members considered the proposal and objected due to following reasons:

- Safety concerns: Due to the size and the prominent location of the proposal, the advertisement would cause distraction for pedestrians and motorists.
- Ecological impacts: The proposal lies within 400 meters of a SSSI and Heathland Protection Zone. The proposal's proximity to St Catherine's Hill and River Stour would create visual intrusion on the area and have detrimental impact on the dark skies and the wildlife which includes protection species such as bats.

RESOLVED that objection be raised due to:

- **the proposed development would be unsafe for motorists and pedestrians due to the distraction of the large digital advertising board and,**
- **the application was within 400 meters of a SSSI and Heathland Protection Zone thus causing visual intrusion and detrimental impact on wildlife within an ecological corridor which includes protected species.**

Voting: 5:0 (1 abstention)

Proposed by: Cllr Fotheringham

Seconded by: Cllr Tarling

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

Members considered the proposal for the demolition of existing buildings to be replaced with new dwellinghouse at the Bank Close.

Members considered following concerns regarding the proposal:

- Right of way: Members agreed that the proposal should ensure that the right of way was maintained between the car park and the High Street. The Interim Town Clerk advised Members that there would not be any risk of losing the right of access as the Bank Close and the public access was owned and maintained by HSBC Bank and that the BCP also had the right of access over the Bank Close.
- Disabled parking spaces: The five disabled parking spaces that would be lost during the demolitions should be provided at some other location in the Bank Close Car Park as they are in regular use.
- Trees: Members highlighted the two trees that would be removed during the demolitions and expressed concerns regarding the loss of trees in Christchurch and especially in the Town Centre/Priory Ward. A Member highlighted that

Christchurch Town was already considerably low in terms of the tree canopy cover when compared to other wards of the BCP region and that further trees would be lost in ongoing projects at the Gas Work site. Members agreed that the developers should make sure that any tree that came down should be replaced at '2 for 1' basis. The Council should put more pressure on BCP Council regarding the preservation of existing trees especially in Christchurch Town Centre.

- Heritage: As put in the Heritage Statement, the potential to uncover archaeology of high significance underneath the building and therefore a written scheme of investigation should be submitted and agreed by the County Archaeologist as part of a conditional approval of development on the site.

RESOLVED that the Council raised no objection to the proposed development but to raise a commentary to the BCP Council on the matters as set out in the dialog of the minutes.

Voting: 5:0 (1 abstention)

Proposed by: Cllr Tarling

Seconded by: Cllr Fotheringham

The meeting ended at 7.14pm

CHAIRMAN