



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 3 January 2023, 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, 3 January 2023 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

22 December 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 29 November 2022 (copy attached).

4 - 7

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 Applications: [8/22/0974/FUL](#) and [8/22/0975/ADV](#)
Pavement outside Santander 24 High Street Christchurch BH23
1DH**

Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens.

**8. Planning Applications: [8/22/0976/FUL](#) and [8/22/0977/ADV](#)
Pavement outside Subway 53 High Street Christchurch BH23 1AS**

Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens.

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 29 November 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 Dedman, Cllr H Farrell-Jarvis, Cllr S Fotheringham and Cllr G R Jarvis.

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

Members of the Public present: 0

Members of the Press present: 0

230. Declarations of Interest

There were no declarations of interest on this occasion.

231. Minutes of Previous Meeting

The minutes of the meeting held on 9 November 2022 were agreed and signed as an accurate record.

Voting: 2 (1 abstention)

Proposed by: Cllr Charrett
Seconded by: Cllr Luscombe

232. Public Participation

There was no public participation on this occasion.

233. Public Questions

There were no questions from the public on this occasion.

234. Planning Applications:

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

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

Members considered the cutting down of a Sorbus Embury to be replaced with Sorbus "Joseph Rock".

Cllr Tarling joined the meeting at 6.02pm.

Members raised a concern over the insufficient evidence relating to the tree's disease and stated that no supportive information/report was provided regarding the tree's condition that deemed felling necessary.

RESOLVED that the Council writes to the BCP Council about the insufficiency of evidence provided for the application and proposes that the application be deferred until the evidence was provided.

Voting: Unanimous

Proposed by: Cllr Luscombe

Seconded by: Cllr Charrett

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

Members considered the proposal for a bungalow at Land rear of 24 Fairfield.

A Member raised a concern over the smallness of the scale and size of the proposal and mentioned that the supporting documents did not provide any reference to disabled accessibility, doorway and wheelchair use. He also pointed out that the proposal's not providing any parking space would accentuate the current parking problem at the Fairfield.

Another Member suggested that the proposal was a cramped and unattractive form of development, which would bring about a detrimental effect on the surrounding properties.

RESOLVED that objection be raised due to:

- **the cramped and unattractive form of development and**
- **the loss of the amenity space for neighbouring residences.**

Voting: Unanimous

Proposed by: Cllr Luscombe

Seconded by: Cllr Charrett

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

Members considered the demolition of the existing dwelling and erection of a replacement dwelling and outbuilding with associated access and parking.

A Member highlighted the increase in the number of two-storey properties replacing the old bungalows in the area and suggested that the residents were concerned about the change in the character of the area. He also raised a concern regarding the location of the proposal, which was right opposite of the green corridor.

Other Members did not raise any concern over the proposal.

RESOLVED that the Council raises no objection to the proposal.

Voting: Unanimous

Proposed by: Cllr Charrett

Seconded by: Cllr Tarling

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

Members considered the demolition of an existing single storey dwelling to be replaced with a new 2-storey dwelling.

A Member raised a concern over the scale of the proposal highlighting that the existing properties were all low, single-story buildings. He argued that the proposal was out of scale with its surroundings, both in terms of floor count and ridge heights. He also added that the proposal would create a shadow on the adjoining properties. He referred to Policy HE2 Design of New Development of the Christchurch and East Dorset District Council adopted Core Strategy (April 2014) and stated that the proposed development was not in line with the development principles outlined in the Core Strategy.

Members supported the argument that the proposal would be out of character with the street scene as all the houses in Falcon Drive were small, traditional bungalows.

Cllr Tarling declared a non-pecuniary interest in this item as he was a close friend with one the neighbours. He remained present for the discussion but did not vote.

RESOLVED that objection be raised due to:

- **the bulk and massing of the proposal,**
- **being out of character with the street scene and,**
- **detrimental effect on the neighbours due to overlooking the adjoining properties.**

Voting: 3:0 (1 abstention)

Proposed by: Cllr Charrett
Seconded by: Cllr Luscombe

The meeting ended at 7.36pm

CHAIRMAN