



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 24 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, 24 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

18 January 2023

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 3 January 2023 (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: [8/22/1069/FUL](#) The Captains Club Hotel
Wick Lane Christchurch BH23 1HU**

An extension to the existing hotel to create additional hotel bedrooms and suites and ancillary plant rooms.

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 3 January 2023 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 S Fotheringham, Cllr R D Luscombe and Cllr M J Tarling.

Apologies: Cllr G R Jarvis

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

Members of the Public present: 1

Members of the Press present: 0

248. Declarations of Interest

There were no declarations of interest on this occasion.

249. Minutes of Previous Meeting

The minutes of the meeting held on 29 November 2022 were agreed and signed as an accurate record.

Voting: Unanimous

Proposed by: Cllr Tarling
Seconded by: Cllr Luscombe

250. Public Participation

Cllr Fotheringham joined the meeting at 6.02pm.

A member of the public representing the Regent Centre expressed an objection against the BT Hub proposed outside Subway (53 High Street) as the proposal

would directly affect the entrance and exit of the Regent Centre and would obstruct Regent Centre's visitors' circulation.

251. Public Questions

There were no questions from the public on this occasion.

252. Planning Applications:

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

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

Members discussed the proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens.

The Interim Town Clerk advised Members that both proposals outside Santander (24 High Street) and Subway (53 High Street) were substantial erections (2,98-meter height, 0,35-meter depth, 1,23-meter width) that would provide free Wi-Fi, telephone calls and USB charging points. The Interim Town Clerk also reminded that two of the agreed wayfinding totems to be installed in February 2023 were very close to the proposed hubs outside Santander and Subway.

Although Members agreed that wi-fi provision was a positive aspect for the town centre, they raised objection to the proposal at this location and position on the grounds of:

- Congestion of street furniture: Considering the wayfinding totems to be installed in February 2023, the proposals would further congest the pavement causing obstruction to pedestrians, people with wheelchairs, buggies and mobility scooters and would have a detrimental impact on the future use of the High Street during market days and public events with high footfall (e.g., the Food Festival).
- Detrimental impact on the conservation area of the High Street due to the illuminated nature of the proposal, and the proximity to several listed buildings.
- Obstructing the use of existing bus stops and taxi stops outside Santander.

- Incompliance with existing policies:
 - Christchurch and East Dorset District Council adopted Core Strategy (April 2014): CH1 Christchurch Town Centre Vision, HE1 Valuing and Conserving our Historic Environment, and HE2 Design of New Development.
 - Christchurch Borough Local Plan (Saved Policies): BE4 New Development in Conservation Areas, and BE15 Setting of Listed Buildings.
 - Christchurch Borough Council’s draft Supplementary Planning Guidance for Christchurch Shopfronts and Advertisement Design Guide of 2005 – which highlights the avoidance of excessive and illuminated advertising in historic areas.

Members discussed that more appropriate places in the town centre should be considered for the BT Hubs where the installations would create less intrusion and congestion.

RESOLVED that the Council raises objection to both applications ([8/22/0974/FUL](#) and [8/22/0975/ADV](#)) at the proposed location on the matters as set out in the dialog of the minutes.

Voting: Unanimous

Proposed by: Cllr Tarling

Seconded by: Cllr Luscombe

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

Members discussed the proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens.

Members raised objection to the proposal at this location and position on the grounds of:

- Congestion of street furniture: Considering the wayfinding totems to be installed in February 2023, the proposals would further congest the pavement causing obstruction to pedestrians, people with wheelchairs, buggies and mobility scooters and would have a detrimental impact on the future use of the High Street during market days and public events with high footfall (e.g., the Food Festival).
- Detrimental impact on the conservation area of the High Street due to the illuminated nature of the proposal, and the proximity to several listed buildings.
- Obstructing the visitors’ entry to and exit from the Regent Centre, and failure to comply with fire safety regulations.

- Incompliance with existing policies:
 - Christchurch and East Dorset District Council adopted Core Strategy (April 2014): CH1 Christchurch Town Centre Vision, HE1 Valuing and Conserving our Historic Environment, and HE2 Design of New Development.
 - Christchurch Borough Local Plan (Saved Policies): BE4 New Development in Conservation Areas, and BE15 Setting of Listed Buildings.
 - Christchurch Borough Council's draft Supplementary Planning Guidance for Christchurch Shopfronts and Advertisement Design Guide of 2005 – which highlights the avoidance of excessive and illuminated advertising in historic areas.

RESOLVED that the Council raises objection to both applications ([8/22/0976/FUL](#) and [8/22/0977/ADV](#)) at the proposed location on the matters as set out in the dialog of the minutes.

Voting: Unanimous

Proposed by: Cllr Tarling

Seconded by: Cllr Luscombe

The meeting ended at 6.34pm

CHAIRMAN