



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 18 August, 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 18 August 2020 at 6.00pm.**

Membership:

Chairman: Cllr D Jones

Vice Chairman: Cllr F F T Neale

Cllr J A Abbott

Cllr M Cox

Cllr L Dedman

Cllr S Fotheringham

Cllr G R Jarvis

Cllr T Lane

Cllr M J Tarling

Members of the public wishing to attend the meeting should use the link:

<https://zoom.us/j/92832465072?from=msft>

Password: 528316

The business to be transacted is set out overleaf

Daniel Lucas
Town Clerk

12 August 2020

For further information please contact Daniel Lucas 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. 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.

4. 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.

5. Minutes of Previous Meeting

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To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 23 June 2020 (copy attached).

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: Application [8/20/0459/Hou](#) – 2 Whitehall, Christchurch, BH23 1DE.**

Garden room/office to rear garden to replace previous garage.

8. **Application: Application [8/20/0440/OUT](#) - 7-9 The Starre Inne, Purewell, Christchurch, BH23 1EH.**

Development of 3 x 1 bed, 2 x 2 bed and 2 x 3 bed properties (4 x houses and 3 x apartments) together with associated parking and access

9. **Government's Planning White Paper: Planning for the Future**

<https://www.gov.uk/government/consultations/planning-for-the-future>

Report to Follow.

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 23 June 2020 at 6.00pm via Zoom conferencing facilities

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J A Abbott, Cllr M Cox, Cllr S Fotheringham, Cllr G R Jarvis,
and Cllr M J Tarling.

Also in
attendance: Cllr A Coulton

Apologies: Cllr T Lane

Officers present: Daniel Lucas, Town Clerk
Susan Roxby, Administrative Support Officer

Members of the Public present: 5

Members of the Press present: None present

27. Declarations of Interest

There were no declarations of interest on this occasion.

28. Minutes of Previous Meeting

The minutes of the meeting held on 2 June 2020 were agreed and signed as an accurate record.

Voting: nem.con

29. Public Participation

A representative of Friars Cliff Action Committee spoke in objection to application 8/19/1172/FUL.

30. Public Questions

There were no questions from the public on this occasion.

31. Planning Applications:

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

A. Application: 8/20/0375/TCA – Druitt Gardens J/O Creedy path rear of 13 Wickfield Avenue, Christchurch.

T1 - Holm Oak - Remove (back to the boundary) any substantial overhanging branches. The proposed work would likely involve reduction of up to 5.5m on all branches on the first major limb and leader to the boundary line.

Cllr Coulton raised concerns about this application and stressed that a qualified tree surgeon should undertake the work to the tree which is owned and on Town Council land and in a conservation area. Concerns were raised for who would undertake the tree works, whether machinery was required, and pedestrians protected from falling branches, and whether the person undertaking the work had the correct license and insurance.

The Town Council supports the application and delegates to the Town Clerk to notify BCP/applicant of the following:

- 1) the trees work to be carried out by a qualified arborist;**
- 2) a method statement be carried out;**
- 3) appropriate insurance be taken out; and**
- 4) the bird nesting season be noted.**

Voting: nem.con

B. Application: 8/19/1172/FUL – Steamer Point (Former MCA Training Centre) Steamer Point, Christchurch. BH23 4JQ.

Demolition of existing buildings and erection of 26 residential units comprising houses and apartments, associated car parking, landscaping and associated works.

A representative of Friars Cliff Action Committee spoke in objection to this application due to the size, scale and density of the buildings not being in character with the surrounding properties in the area, and raised concerns for tree protection, ecology, cliff instability, contamination and highway safety, a copy of which appears as Appendix 'A' to these Minutes in the Minute Book.

Members raised concerns that insufficient amendment had been made to the original application and confirmed the Council's original objection.

OBJECTION RAISED due to:

1. The bulk, height and scale of the apartment block to the East - South East of the site comprising four storeys would be an unwelcome and inappropriate intrusion into the existing character and skyline of the locality given its seafront location and would therefore be detrimental to the character and appearance of the area contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 Core- Strategy and policies ENV9 and H12 of the saved policies of the Christchurch Borough Council Local Plan 2001.

It was COMMENTED that further consideration and treatment should be given to trees identified T30, T83 and T84 as high worth and should not be felled.

Voting: nem.con

C. Application: 8/20/0404/FUL – Land Rear of 26-28 Portfield Rd, Portfield Rd, Christchurch. BH23 2AG.

Erection of pair of semi-detached dwelling houses.

Members raised concerns regarding back building and considered that this application would have a detrimental impact due to overlooking of properties at Grove Road and the close proximity and relationship to properties at Sherwood Close. Members also expressed access concerns and the inability to turn a vehicle safely or pass safely along the narrow access.

OBJECTION raised due to:

- 1) **The loss and disturbance of residential amenity due to overlooking of the neighbouring properties at Grove Road and Sherwood Close contrary to HE2 of the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy, and**
- 2) **The proposals creates unsafe and unnecessary vehicular movements due to the narrow accessway proposed contrary to KS11 of the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy.**

Voting: nem.con

D. Application: 8/20/0322/LB – The Staithe, 117 Mundeford, Christchurch, BH23 4AF.

Re-roof house in natural slate to match existing.

Members raised concerns that this was a Heritage property and requested that the slates be like for like.

RAISED SUPPORT although concerns were raised that natural slate should be used of a similar quality that would have originally been on the property.

Voting: nem.con

E. Applications: 8/20/0224/NMA – Noisy Lobster Rest, Avon Beach, Mundeford, Christchurch. BH23 4AN.

Non material amendment to planning application: 8/19/1296/FUL to amend glazing layout on South Elevation.

The Chairman submitted a memorandum, a copy of which had been circulated to each member and a copy of which appears as Appendix 'B' to these Minutes in the Minute Book.

The Chairman raised concerns that the ability to classify an application as a Non-Material Amendment removed it from the democratic process as there was no opportunity to "call-in" such an application within the 28-day limit required for determination which excluded input from Councillors and the general public. The Chairman further felt that here was the possibility of abuse through repeated applications when the cumulative effect of such applications was considered.

Members debated whether this application was a minor amendment and questioned the validation as a Non-Material Amendment. Concerns were raised that the amendments included floor to ceiling windows which could be retracted and that the railings were to be replaced by tinted glass.

RAISE OBJECTION and delegate to the Town Clerk to write to BCP Council's Planning Department and request that as BCP Council is the landowner that this application should be considered by BCP Council's Planning Committee.

Voting: nem.con

The meeting ended at 8.11pm

CHAIRMAN