

CHRISTCHURCH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 21 August 2019 at 6.00pm at the Druitt Hall,
High Street, Christchurch BH23 1AJ

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr L Dedman, Cllr T Lane, Cllr M J Tarling

Apologies: Cllr J A Abbott and Cllr G R Jarvis

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

73. Declarations of Interest

There were no declarations of interest on this occasion.

74. Minutes of Previous Meeting

The minutes of the meeting held on 23 July 2019 were agreed and signed as an accurate record subject to the word 'as' being removed after 'abstention' on application 3 - 8/19/0873/FUL.

Voting: unanimous

75. Public Participation

Planning Application 8/19/1095 - 19 Avon Wharf, Christchurch

Mr Peter Fenning spoke in objection to this application and stated that it was previously refused by the former Christchurch Borough Council Planning Committee earlier this year on the grounds that the number of proposed new dormer windows would disrupt the original roof design to the detriment of character and appearance.

Mr Fenning considered that the new application did not address these issues of the increased area of new glazing and the overlooking of an adjacent neighbouring property.

The Chairman advised that comments on this application should be received by 14 September 2019 and that the application could be considered by the next meeting of the Planning Committee scheduled on 10 September 2019 if a Councillor called in this application.

Councillor Tarling requested this application be called in to be considered at the next meeting of the Planning Committee.

76. Public Questions

There were no questions from the public on this occasion.

77. Planning Applications

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

1. **Application:** [8/19/1122/TTPO](#) – 47 Kingfisher Way, Christchurch, Dorset BH23 4RT

Tree work to tree/s subject to a TPO - T1 - Pine – Fell

OBJECTION RAISED due to it being detrimental to the surrounding amenity of the area and due to insufficient information in relation to the alleged damage to the property which do not substantiate sound reasons to fell.

Voting: Unanimous

2. **Application:** [8/19/1000/ADV](#) 1 Church Street, Christchurch, Dorset, BH23 1BW

Retrospective: Shopfront design - Consent to display an Advertisement.

NOTED AND RAISED NO OBJECTION although concerns were expressed regarding possible breaches of planning conditions and other matters which were not the subject of the application. The Town Clerk was authorised to write to the appropriate authorities regarding the planning issues and the alleged

obstruction from the placing of tables and chairs on the Highway.

Voting: Unanimous

3. **Application:** [8/19/1001/LB](#) 1 Church Street, Christchurch, Dorset, BH23 1BW

Retrospective: Shopfront design - Listed Building Consent

NOTED AND RAISED NO OBJECTION although concerns were expressed regarding possible breaches of planning conditions and other matters which were not the subject of the application. The Town Clerk was authorised to write to the appropriate authorities regarding the planning issues and the alleged obstruction from the placing of tables and chairs on the Highway

Voting: unanimous

4. **Application:** [8/19/0026/OUT](#) 1 Twynham Avenue, Christchurch, Dorset, BH23 1QU

Outline Planning Permission - Demolish existing chiropractic clinic and replace with a 3-storey development of 6 no. flats with associated parking and vehicular access from Twynham Avenue.

Public Speaking:

Mr Philip Upton, a resident neighbour spoke in objection to this application stating that his quality of life and living conditions would be reduced as the scale, bulk and height was out of keeping with the area. Mr Upton also considered that there were not adequate parking facilities.

Ms Susan Suliman spoke on behalf of local residents in objection to this application and raised concerns regarding the impact on residents and especially for a resident at 1a Twynham Ave. Ms Suliman considered that issues had not been addressed from the Planning Inspector's Appeal and that the fabric of the property should be retained and internally converted into flats to retain a historical building.

OBJECTION RAISED due to:

1. **the bulk and height of the building would be detrimental to the character and appearance of the street scene creating an**

unwelcome prominence within the area given the context and immediate surroundings comprising two-storey detached dwellings and bungalows contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy; and

- 2. The proposal would be detrimental to an immediate neighbour's living conditions given that the revised scheme illustrates that the footprint of the building has moved closer to the boundary of no.1a Twynham Ave thereby presenting an unneighbourly form of development contrary to HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy and paragraph 127 of the National Planning Policy Framework.**

Voting: unanimous

There being no further business, the Chairman thanked Members and members of the public for their participation and closed the meeting at 6.59pm

CHAIRMAN