



# Christchurch Town Council

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

## Planning Committee Agenda

**Wednesday, 21 August 2019, 6.00pm**

You are summoned to attend a meeting of the **Christchurch Town Council** to be held at Druitt Hall, High Street, Christchurch BH23 1AJ on **Wednesday, 21 August 2019 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

The business to be transacted is set out overleaf

Daniel Lucas  
**Town Clerk**

13 August 2019

For further information please contact Daniel Lucas on 01202 022479 or email [townclerk@christchurch-tc.gov.uk](mailto: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

To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 23 July 2019 (copy attached)

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>

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

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

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

Retrospective: Shopfront design - Consent to display an Advertisement

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

Retrospective: Shopfront design - Listed Building Consent

8. **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.

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 COMMITTEE**

Minutes of the Meeting held on 23 July 2019 at 6.00pm at the Druitt Hall, High Street, Christchurch BH23 1AJ

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F Neale

Present: Cllr J A Abbott, Cllr G R Jarvis, Cllr T Lane, and Cllr M J Tarling

Apologies for absence: Cllr M Cox and Cllr L M Dedman

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

**59. Declarations of Interest**

Cllr M Tarling declared a non-pecuniary interest in the Magistrates' Courts Application.

**60. Minutes**

The minutes of the meeting held on 7 June 2019 were agreed and signed as an accurate record.

Voting: unanimous

**61. Public Participation**

Mr G Gregory spoke on general planning matters and asked that the Council considered matters in a more broad and proactive manner. He specifically requested the following:

- Reid Steel and Aster Applications be considered by the Committee;

- zones changed so that retain space did not have to be included in the Aster Application for the Magistrates Court;
- chairs and tables on the Highway/public footpath which caused problems with wheelchairs on Church Street, High Street and Castle street be considered; and
- the general tidiness of the town be considered.

The Chairman of the Committee informed Mr G Gregory that no additional items could be considered by the committee unless the matter was urgent and therefore the Reid Steel and Aster applications could not be considered as the committee was constrained by its terms of reference. The Chairman further advised that Mr G Gregory should put the matters in writing to the Council so that they may be taken further.

The Chairman confirmed that the highway/public footpath should not be obstructed and advised Mr G Gregory to write to his Ward Councillor to enable this to be referred to Bournemouth, Christchurch and Poole (BCP) Council's Highway Department.

The Town Clerk advised that he would write to BCP Council to see if the views of the Town Council could be consulted on regarding applications for tables and chairs licensing and A boards.

Cllr M Tarling declared a non-pecuniary interest in the Magistrates Courts Application as he had worked with Aster to develop a Science Centre at the Magistrates Courts site.

## 62. Public Questions

There were no questions from the public on this occasion.

## 63. 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: [8/19/0990/FUL](#) – The Fountain, 1 High Street, Christchurch, Dorset. BH23 1AE**

Proposed construction of a 2/3 storey building comprising a ground floor commercial unit (A1, A2 or A3) with six apartments, and a coach house style building with two apartments over, together with parking and landscaping.

**OBJECTION on the grounds of:**

1. Disturbance of archaeological remains contrary to Policy HE1 of the Local Plan and the observed findings from the applicant's own consultants and submission details.
2. That if a condition can overcome the objection that the condition is bespoke to the site given the age of the archaeological report and the sensitive location next to a Scheduled Ancient Monument;
3. Loss of car parking for current business concerns thereby re-locating the parked cars onto the highway network contrary to the supporting text to Policy KS12 of the Core Strategy. When considered against no provision for replacement parking either on the proposed site location, or within the vicinity contrary to saved Policy P5 of the Christchurch Borough Council Local Plan, the application does not provide for a sustainable parking solution; and
4. Inappropriate large building unsympathetic to the street scene and setting of the conservation area contrary to HE1 and HE2 and saved policy BE4.

Voting: unanimous

2. Application: [8/19/1004/PNOD](#) – 45 Bargates, Christchurch, Dorset. BH23 1QD.

Change of use B1(a) office space to C3 flats.

**RAISE OBJECTION** due to insufficient information with the application to suggest the site is or was solely in class B1(a) at the material time. The submitted plans and planning history of the application site suggests upon balance a mixed use comprising flats, offices and elements of A1 and A2 uses. The GPDO does not permit change of use from a mixed use in this Class, therefore the application does not come within Permitted Development.

Voting: unanimous

3. Application: [8/19/0873/FUL](#) – 1 Devon Road, Christchurch, Dorset, BH23 2DX.

Demolish existing detached bungalow and replace with three terraced bedroom houses.

**RAISE NO OBJECTION** although concerns were expressed regarding lack of information relating to the amenity of a neighbour at 197 and boundary treatments.

Voting: 5:0 (1 abstention as Cllr G R Jarvis left the room)

**4. Application: [8/19/0840/TCA](#) – Druitt Gardens, Christchurch.**

T0070 – Evergreen Oak – Reduce all branches on first major limb and central leader cut back past boundary line. 6-6.5 metre reduction for lower tier. 3 metre reduction for higher tier.

Mr P Fenning, a Member of Friends of Druitt Gardens spoke in objection to the Evergreen Oak application.

**RAISE OBJECTION** due to:

- 1. the lack of information or arboricultural reports for the necessity of the work; and**
- 2. there being no remit for the Council bearing the cost of the works.**

Voting: unanimous

The Chairman thanked Members and Officers for their contributions and the meeting ended at 7.42pm

CHAIRMAN