



Christchurch Town Council

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

Planning and Regulatory Committee Agenda

Tuesday, 3 December 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 **Tuesday 3rd December 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

27th November 2019

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 12 November 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>

4 - 7

6. Application: [8/18/3532/OUT](#)

Demolition of existing Industrial Building and residential development of up to 167 units (mix of 2 & 3 bed houses and 1 & 2 bed flats) with associated access and car parking (amended)

At John Reid and Sons Ltd, Reid Steel, Structsteel House, 3 Reid Street, Christchurch BH23 2BT.

7. Application: [8/19/1372/OUT](#)

Demolish existing buildings and erect a block of 6 no 1 bedroom flats with parking, bin and cycle storage.

At 40 Darwin Avenue, Christchurch. BH23 2JB.

8. Application: [8/19/1376/FUL](#)

Formation of pedestrian access from classified public highway; installation of surfaced pathway, gate and handrails.

At Land north of A35 and south of Milhams Common.

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 12 November 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 J A Abbott, Cllr M Cox, Cllr G R Jarvis, Cllr T Lane, and Cllr M J Tarling.

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

135. Declarations of Interest

Cllr M J Tarling declared a non-pecuniary interest in Minute No.139 (Planning Application 8/18/3263/FUL) as he had been a member of a group called 'Discover Science in Christchurch' which had association with the applicant and remained present for the discussion and voting thereon.

136. Minutes of Previous Meeting

The minutes of the meeting held on 1 October 2019 were agreed and signed as an accurate record.

Voting: unanimous

137. Public Participation

Mr Peter Fenning spoke in objection to Planning Application 8/19/1212/HOU.

Ms Susan Suliman spoke in objection to Planning Application 8/18/3263/FUL.

138. Public Questions

There were no questions from the public on this occasion.

139. 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: [8/18/3263/FUL](#)

Erection of 131 residential dwellings, 39 units of age-restricted sheltered accommodation (C3), and 612 m2 of flexible commercial/community space (A1, A2, A3, A4, B1, D1 (Museum only) use classes), new road between Bargates and Barrack Road, new vehicular access from Barrack Road (to serve sheltered accommodation only), new private and semi-private gardens, public open space, hard and soft landscaping, surface vehicular parking and residential garages, following the demolition of the Police Station and Magistrates' Court, nos 23 and 41 Barrack Road, former Goose and Timber public house, and ancillary buildings and structures.

Ms Susan Suliman spoke in objection to this application on behalf of Twynham Avenue residents and on conservation and ecology matters.

Mrs Suliman raised concerns regarding the impact on the amenities for neighbouring properties, noise disturbance, overlooking, loss of privacy and the density of the development.

Mrs Suliman raise further concerns on the loss of large trees and the biodiverse area that sustained wildlife, birds, bees and bats. Mrs Suliman considered that the ecology report was inadequate and the eco strip too short and narrow to mitigate the loss and that there would be an increase in urban related pressures.

Following debate by members, Cllr Tarling proposed that the application be recommended which was seconded by Cllr Cox with the following conditions:

- Strip at rear of premises of Twynham Avenue be increased to 5 meters
- Full height timber fence be erected at back of properties
- No lighting at units 1 – 9 at rear of Twynham Avenue for a dark corridor
- Planting as per scheme plus semi-mature trees planted
- Nuisance factor for 3 years regarding dust and noise register scheme with constructors and that they develop a very good rating on developer scheme.

The proposition fell on being put to the vote with voting: 3: 4: (1 Abstention) (The Chairman used his casting vote)

The Chairman felt that he could not support the application and expressed concerns regarding car parking, the intrusion of a high-density development in a low-density area, and that the suitable alternative natural green space detailed in the application was already in use as a green space.

Cllr Jones proposed that the application be rejected due to it being detrimental to the amenities of the neighbours and lack of parking in the Town.

RESOLVED that the Town Council RAISE OBJECTION for the following reasons:

- a) **The proposed development results in a loss of public car parking capacity serving the town centre with no provision for replacement parking either on the proposed site location or within the vicinity and does not provide for any commuted infrastructure contributions in lieu of on or off-site provision contrary to saved Policy P5 of the Christchurch Borough Council Local Plan 2001;**
- b) **The proposed development creates an unsympathetic relationship along the western boundary with Twynham Avenue residents. The proposed green strip along this boundary has been significantly reduced and given the proposed development along this boundary it shall result in an adverse relationship with the existing occupiers of Twynham Avenue contrary to saved policy H12 of the Christchurch Local Plan 2001 and HE2 of the Christchurch and East Dorset Local Plan -Part 1 Core Strategy.**

Voting: 4: 3 (1 Abstention) (The Chairman used his casting vote)

Cllr M J Tarling declared a non-pecuniary interest in this item as he had been a member of a group called 'Discover Science in Christchurch' which had association with the applicant and remained present for the discussion and voting thereon.

2. Application: 8/19/1212/HOU

To replace existing roof lights with dormers to front and rear. To erect conservatory to rear. 19 Avon Wharf, Bridge Street, Christchurch BH23 1DJ

With the approval by the Chairman this urgent item was added to the agenda following a late call-in after the agenda had been published.

Mr Peter Fenning spoke in objection to this Planning Application as he considered that the number of dormers would disrupt the design of the roof. Mr Fenning informed the

committee that Avon Wharf was designed with 57 velux windows and 11 dormer windows to avoid neighbour overlooking and expressed concerns that the application's front dormer would overlook properties.

Members discussed the application and considered that there had been no major change and that rejection of the application should be maintained.

RESOLVED that the Town Clerk be delegated to email BCP Council to advise that the objection to application 8/19/1212/HOU was maintained by the Town Council.

Voting: unanimous

140. BCP Council's Statement of Community Involvement, Call for Sites pursuant to Regulation 18 The Town and Country Planning (Local Planning) (England) Regulations 2012 – Town Council Response.

The Town Clerk Informed Members that BCP Council had consulted on the initiation of the new Local Plan for the Bournemouth, Christchurch, Poole area, and that the Town Council was at liberty to pass comment and resolve a response accordingly.

Members were informed that the Draft Statement of Community Involvement was a key part of neighbour planning and that BCP gave guidance and support to neighbourhood groups and forums and that the Town Council should also be included.

RESOLVED that the Town Council delegate to the Town Clerk to draw up the Town Council's comments and write to BCP Planning Policy a resolved Town Council's response with the approval of the Chairman and Vice-Chairman and circulate to Committee members.

Voting: unanimous

The meeting ended at 7.17pm

CHAIRMAN