



# Christchurch Town Council

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

## Planning Committee Agenda

**Wednesday, 26 February 2020, 6.00pm**

You are summoned to attend a meeting of the **Christchurch Town Council** to be held at the Council Chamber, Civic Offices, Bridge Street, Christchurch BH23 1AZ **on Wednesday, 26<sup>th</sup> February 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

The business to be transacted is set out overleaf

Daniel Lucas  
**Town Clerk**

18<sup>th</sup> February 2020

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 28<sup>th</sup> January 2020 (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: [8/19/1589/OUT](#)**

Construction of a care home with associated parking, access and landscaping at land at no.74 Hurn Way and to the rear of nos. 66-72 and 76 Hurn Way, Hurn Way Christchurch.

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 28 January 2020 at 6.00pm at the Council Chamber,  
Civic Offices, Bridge Street, Christchurch BH23 1AZ.

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J A Abbott and Cllr G R Jarvis

Apologies: Cllr L Dedman, Cllr S Fotheringham, and Cllr T Lane.

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

**201. Declarations of Interest**

There were no declarations of interest on this occasion.

**202. Minutes of Previous Meeting**

The minutes of the meeting held on 3 December 2019 were agreed and signed as an accurate record.

Voting: unanimous

**203. Public Participation**

Ms Susan Suliman spoke in objection to Planning Application 8/20/0004/OUT 1 Twynham Avenue, Christchurch, BH23 1QU.

**204. Public Questions**

There were no questions from the public on this occasion.

## 205. 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: [8/19/1539/CONDR](#) 43 High Street, Christchurch BH23 1AS

Alterations and change of use from Class A1 (retail) to Class A3 for the sale of hot food and drink for consumption on and off the premises - Variation of Condition 2 approved plans of App No. 8/96//0414/C (Trading Hours) to increase the hours of trading to; 06:30am until midnight on Sunday to Thursday 06:30 until 02:30 the following day on Friday, Saturday and any day preceding a bank holiday.

Members raised concerns that the application would have a detrimental impact to the conservation area of Christchurch with the increase in opening hours.

**RAISE NO OBJECTION** although concerns raised that there may be detrimental impact to neighbours and note that this would be controlled by other regulatory reschemes. The Town Council enquires if conservation area consent was obtained for changes to the shop front and if not that this be referred to licencing.

Voting: unanimous

### 2. Application: 8/19/1588/FUL 55 Somerford Rd, Christchurch, BH23 3PL.

Demolition of existing and erection of 5 dwelling houses.

Members raised concerns regarding traffic and the access road which was very heavily used and also the use of parallel parking.

The Chairman considered that the application did not comply with HE2 and ME3.

**RAISE OBJECTION** due to not enough has been done to address the objections in the officers' report.

**Observation regarding access to the site that it would be appropriate if this committee had the opportunity to comment.**

Voting: unanimous

**3. Application: 8/20/0004/OUT 1 Twynham Avenue, Christchurch, BH23 1QU.**

The Chairman agreed to the addition of this urgent item as the application for window for comments before the local planning authority would have expired had it not been considered on this agenda.

Ms Susan Suliman spoke 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 the latest planning application remained unchanged from the previous application, apart from cosmetic changes to the bay windows and that issues had not been addressed. Ms Suliman felt that this application should be determined by BCP Council's Planning Committee and not by officers' recommendation.

Following debate the Chairman advised that he would write to the 2 Ward Members to consider a call in of this application.

**OBJECTION RAISED due to the changes in the application being insufficient and contrary to HE1 and HE2 of the Christchurch and East Dorset Local Plan -Part 1 Core Strategy.**

Voting: unanimous

**206. Consideration of BCP Council's Draft Statement of Licensing Policy 2020-2025**

Members were asked to consider BCP Council's Draft Statement of Licensing Policy 2020-2025.

The Town Clerk informed Members that the Town Council was not a Responsible Authority and therefore it could not ask BCP Council to write and notify the Town Council before a license was issued.

The Chairman informed Members that he would be grateful if BCP Council would add the Town Council to their list of consultees.

**RESOLVED that:**

- a) **no comments be raised; and**
- b) **the Town Clerk be delegated to write to BCP Council requesting that the Town Council be added as a consultee.**

Voting: unanimous

## **207. Committee Procedure**

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

The Chairman provided members with an overview of the Committee procedures.

The Town Clerk informed members that due to the BCP planning application deadlines that there was insufficient time to notify applicants and their agents that they could make representations at the Town Council's Planning Committee.

### **RESOLVED that:**

- a) **the report be noted; and**
- b) **the Chairman and Vice Chairman be delegated to consult with the Town Clerk to agree a set of procedures and protocol to be reported back to the February Planning Committee and forward recommendations to Full Council.**

Voting: unanimous

The meeting ended at 7.27pm

CHAIRMAN