

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 29 September 2020 at 6.00pm via Zoom conferencing facilities

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr J Abbott, Cllr L Dedman, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance:

Apologies: Cllr Cox

Officers present: Daniel Lucas, Town Clerk

Members of the Public present:

Members of the Press present: None present

96. Declarations of Interest

Cllr M J Tarling declared a non-pecuniary interest in Minute No.100 (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.

97. Minutes of Previous Meeting

The minutes of the meeting held on 15 September 2020 were agreed and signed as an accurate record.

Voting: unanimous

98. Public Participation

There was no participation from the public on this occasion.

99. Public Questions

Mr Fenning raised a question concerning planning application 7-2020-11229-M which related to the Beach House café on Mudeford Spit advising that this was being handled as an application located within the boundaries of the former Boundary Unitary Council

Mr Fenning asked why this was the case as he considered that the application concerned a structure to be replaced within the boundary of the previous Christchurch Borough Council. As such it would be dealt with by Christchurch based officers and be considered under our current planning policy rules. These are saved Town Plan policies and the 2014 Christchurch and East Dorset Core strategy.

The Chairman informed the committee that Christchurch Borough Council (CBC) Local Plan adopted in 2014 applied to everything enclosed within the boundary line of the local plan. He believed that by officer decision it cannot transfer to the former borough of Bournemouth. He did not believe it was within the competence of BCP Council to transfer an area of former CBC to the former Bournemouth Borough Council.

Cllr Tarling advised that the public consultation is currently open and closes on 5th October 2020.

Cllr Neale believed there to be a lease on the land. Cllr Jones advised that the lease would not have transferred to BCP.

Cllr Dedman proposed that the Chairman write to Graham Farrant, Chief Executive BCP about the lack of consultation in this application, this proposal was seconded by Cllr Neale.

100. 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: 8/18/3263/FUL Christchurch Police Station, Barrack Road, Christchurch, Dorset, BH23 1PN.

Erection of 130 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 Planning Application 8/18/3263/FUL Christchurch Police Station, Barrack Road, Christchurch, Dorset, BH23 1PN. Ms Suliman felt that there had been no engagement with the public, and that most people did not know the detail of the application. She was not against the site being developed but was against unlawful decision and residents not being treated with fairness and respect and raised the following concerns:

- 1) No regard to residential amenity Twynham. H12. Plans obliterate landscape.
- 2) Ecology H12 and HE3 re-submission just ticks a box and nothing more.
- 3) Living space concerns bedroom.
- 4) 1 Twynham avenue – appeals dismissed as an example of amenity concerns.

Mr Pendrill spoke on this application and raised concerns regarding Bargates Car park. He had been prompted by BCP Council to learn the relevant facts. The car park with HM LR belongs to Dorset Council and is not BCP's responsibility. BCP Council must therefore provide 75 spaces as a replacement facility. He had questioned about ownership and had confirmed that it is BCP's going concern, Dorset Council believe it granted a lease to CBC. The Development Plans show inadequate parking provisions, proposed loss of Pit Site exposes the problems. He asked for the application to be deferred so update to the website can occur due to lack of transparency.

Mr Fenning spoke regarding this application and was surprised that there was no mention that BCP will gain a financial advantage if the application is passed. He objected to condition 19 of the planning approval "development to comply with the BMEP" and written tirelessly there is no approved BEMP dated 22/10/19. NET was asked to agree the BEMP but it did not. It should be stressed that CBC used the NET as an independent referee. Also Dorset Wildlife Trust and its advice was ignored. Second part of condition referred to the Mitigation. This didn't have any author and signature – The report was

never seen by DWT. There has been a lack of consultancy and now a new BEMP from the Developer's consultants – proposes now a 'wildlife area'. He requested the Committee rejects this muddle, told by Planning Officer that the committee will consider the merits of the whole application,

Cllr Tarling had seen the view from Ms Suliman's property and wholeheartedly agreed with their objections, balance for additional housing and amenity to other residents and ecological impact. Cllr Tarling felt that we need to consider this like an NMA as some changes are minor and more about the documents as submitted and the scheme is relatively unchanged and is about submission documents accompanying the application.

Cllr Neale considered that the economy had been stretched due to the loss of parking spaces another application had failed due to parking i.e the Baptist Church. Cllr Neale felt that nothing detracts from our objection already.

Cllr Dedman left the meeting before the voting.

Voting: 6:0 (1 Abstention)

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.

B. Application: 8/20/0655/COU The Old Stable Block, Quay Road, Christchurch, BH23 1BU.

To change the use from office to education purposes for a preschool.

Cllr Lane stated this site has been operating for a while and queried whether the insurance was valid without planning consent. He also observed there is no outdoor space attached to the building and that toddlers have to cross the car-park. Concerns were raised by Cllr Lane that it is a very busy car-park particularly in the summer where drop-off and collection for children shall be difficult particularly in the afternoon when children being collected. Access could also be blocked due to drop-off's and that he has learned from the previous tenant that used the property but vacated the premises due to flooding due to storm conditions and can't understand why a pre-school should be set-up in this location.

Proposed – Raise Objection parking and Flooding concerns to delegate to Town Clerk in Consultation with Chairman and Vice-Chairman.

Cllr Tarling raised a point of order re: Cllr Jones links to the Priory

Cllr Jones in reply, was not a member of the parochial council and has no influence whatsoever.

Cllr Neale – Seconds.

Cllr Tarling – rents would go to the parochial church and it is a difficult building to let.

Voting: 5:0 (2 abstentions)

101. Consultation on the draft BCP Council Parking Standards Supplementary Planning Document.

Members debated the draft BCP Council Parking Standards Supplementary Planning Document.

Cllr Neale proposed to delegate to the Town Clerk and Chairman and Vice-Chairman in responding to the consultation, this was seconded by Cllr Jarvis.

RESOLVED that the Town Clerk be delegated to respond to BCP Council on the consultation of the draft BCP Council Parking Standards Supplementary Planning Document in consultation with the Chairman and Vice-Chairman.

Voting: unanimous

The meeting ended at 7.38pm

CHAIRMAN