



# Christchurch Town Council

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

## Planning and Regulatory Committee Agenda

**Tuesday, 5 January 2021 6.00pm**

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 5 January 2021 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

Members of the public wishing to attend the meeting should use the link:

<https://zoom.us/j/95654822542?from=addon>

Meeting ID: 956 5482 2542

Passcode: 883589

The business to be transacted is set out overleaf

Daniel Lucas

**Town Clerk**

24 December 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

4 - 10

To confirm as a correct record the Minutes of the meeting of the Planning Committee held on 1 December 2020 and the Minutes of Extraordinary meeting on 10 December 2020 (copy attached).

## 6. Planning Applications

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>

7. **Application:** [8/20/0920/FUL](#) Elcock Associates Ltd 83 The Grove Christchurch BH23 2EZ

Conversion of existing office building and erection of additional storey to create 5 apartments and external parking (AMENDED proposal for 4 apartments).

8. **Application:** [8/20/1112/PNOD](#) 22 High Street, Christchurch BH23 1AY

Convert existing office space in to residential accommodation at Offices on the floors above and to the rear of 22 High Street

9. **CIL Liable Planning Applications within the Christchurch Town Parish**

To update Members on the breakdown of the Community Infrastructure Levy Planning Applications within the Christchurch Town Parish.

10. **Actions and Recommendations from the Neighbourhood Plan Working Group**

The Chairman to provide a verbal update of progress.

Appendix 1

Verbal report

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 1 December 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 Cox, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance: Cllr A Coulton

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

Members of the Public present: 2

Members of the Press present: None present

**153. Declarations of Interest**

Cllr D Jones declared a non-pecuniary interest in Minute No.157 (Planning Application 8/20/0859/FUL) as his wife was a wheelchair user and used the colonnade, he stated that this would not affect his ability to come to a conclusion with an open mind, and remained present for the discussion and voting thereon.

**154. Minutes of Previous Meeting**

The minutes of the meeting held on 10 November 2020 were agreed and signed as an accurate record.

Voting: unanimous

**155. Public Participation**

Mr Peter Fenning spoke in objection to Planning Application 8/20/0859/FUL.

**156. Public Questions**

There were no questions from the public on this occasion.

#### **157. Planning Applications:**

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

#### **Application: 8/20/0859/FUL Loch & Quay, Born Beauty & Empty Shop, 23 - 24 Church Street, CHRISTCHURCH, BH23 1BW.**

Ground floor extensions to existing shop fronts to infill existing red brick colonnade

Mr Peter Fenning spoke in objection to this Planning Application and raised the following concerns:

- No justification for infilling the colonnade except for increasing retail space.
- Would result in restricted pavement width of approximately 1.4 metres and insufficient room for two wheelchairs to pass and close to the road in Church street.
- T16 –this is not an improvement for access – should not expose disabled to possibility of traffic issues.
- Colonnade is on a Blind corner.
- Permitted right of way issue for the colonnade.
- BCP Rights of Way had not been consulted.
- Bond Estates Ltd had been dissolved.

Members noted that the application would result in a restricted footpath and the possibility of a land registry issue and requested that clarification be sought regarding the rights of way under the colonnade area. Members were disappointed that Highways had not objected due to the restricted footpath especially with the current COVID-19 social distancing restrictions.

The Town Clerk advised that ownership did not have any bearing as long as the correct certificates had been served and noted that a Bond Estates had been dissolved at Companies House which could possibly make the planning application invalid.

Cllr M Cox joined the meeting at 6.25pm.

**OBJECTION raised:**

**The proposal impedes pedestrian footfall along Church Street creating a choke point which creates conflict between those users who have to use mobility aids, pushchairs and similar and those who don't. The scheme does not take into account the inability of those individuals with "protected characteristics" as defined by the Equality Act 2010 to negotiate kerbs and steps which shall be caused by the scheme due to the infilling of the colonnades contrary to saved local plan policy T16 of the Christchurch Borough Local Plan 2001.**

**Members also urged BCP to undertake the necessary checks and the validity of the application on the grounds of ownership of the property and the standing of the applicant as to whether the company has been dissolved and therefore has legal identity to make the application.**

Voting: unanimous

Cllr Jones declared a non-pecuniary interest in this item as his wife was a wheelchair user and used the colonnade, and remained present for the discussion and voting thereon.

#### **158. Actions and Recommendations from the Neighbourhood Plan Working Group.**

The Town Clerk updated the Committee that the Neighbourhood Plan Working Group had examined quotations from two local council sector specific providers to provide a new Neighbourhood Plan website.

The Chairman advised that the Neighbourhood Plan Working Group was making good progress and setting up a questionnaire.

The Chairman informed Members that an extraordinary meeting of the Planning Committee had been scheduled to be held on 10 December at 6pm.

**RESOLVED that the Town Clerk be authorised as follows:**

- a) **To agree to Aubergine 262 Ltd's quotation for:**
  - 1) **One off set-up: £975 + VAT**
  - 2) **Annual SSL-protected hosting and 4hours support £199+VAT.**
  - 3) **Optional compliance monitoring: Quarterly WCAG (Website Accessibility Regulations compliance) scan & reports: £299+VAT.**
- b) **the Town Clerk be authorised to the maximum capital expenditure sum of £3,500 (exclusive of VAT) for the delivery of the Neighbourhood Plan website; and**
- c) **such sums to come from the Neighbourhood Plan budget.**

Voting: unanimous

The meeting ended at 7.13pm

CHAIRMAN

**CHRISTCHURCH TOWN COUNCIL**

**EXTRAORDINARY PLANNING AND REGULATORY COMMITTEE**

Minutes of the Meeting held on 10 December 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 Cox, Cllr L Dedman, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Also in attendance: Cllr V Charrett, Cllr A Coulton and Cllr S Spittle

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

Members of the Public present: 29

Members of the Press present: None present

**164. Declarations of Interest**

There were no declarations of interest on this occasion.

Cllr Neale joined the meeting at 6.02pm.

**165. Public Participation**

Mr Richmond and Mr Peter Fenning spoke in objection to Planning application: 08/20/0966/ADV.

**166. Public Questions**

There were no questions from the public on this occasion.

**167. Planning Applications:**



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

**Application: 08/20/0966/ADV River Course at River Avon, South of Castle Street, Christchurch. BH23 1DX.**

Erection of single, double sided sign within the river course.

Mr Richmond gave a deputation to the committee in objection to Planning Application 08/20/0966/ADV River Course at River Avon, South of Castle Street, Christchurch. A copy of which appears as appendix 'A' to these minutes in the minute book.

Mr Fenning spoke in objection to Planning Application 08/20/0966/ADV River Course at River Avon, South of Castle Street, Christchurch and raised the following concerns:

- The site is in a conservation area and the sign is an ugly intrusion to the backdrop of the bridge which is surrounded by grade 1 listings and contrary to HE1 of the Core Strategy - valuing and conserving our historic environment.
- Contrary to BE4 of Town Planning Policy.
- The application states that the sign was erected by Southern fisheries who lease the land from the environment agency which Mr Fenning believed is incorrect.
- Bournemouth Water has ownership and in turn South West Water leases the fishing rights to Southern Fisheries which is the applicant.
- The river at this location is a tidal waterway and should be free to all watercraft to navigate at their will.
- The Public has a right of way.

Cllr Spittle joined the meeting at 6.13pm.

The Town Clerk advised that the sign was an 'advert', and that the Council should consider the amenity and public safety only. The Town and Country Planning (Control of Advertisements)(England) Regulations 2007 regulation 3 was drawn to Members attention as the main legal framework.

Cllr Cox proposed a motion that this application be objected to due to the amenity and setting, and also public safety due to people trying to enforce the sign and causing a Public Safety issue as the wording on the sign was incorrect. Cllr Dedman seconded this proposal.

The Town Clerk advised that the general criminal law deals with matters of overzealous enforcement and that it was not really for the planning system to try and control.

The proposer and seconder were happy to amend the motion so that public safety only concentrated on the lesser issue of detritus, weed rafts possibly collecting,

snagging around the pole and that objection be raised contrary to policy HE1 of the Core Strategy and saved policy BE4 of the Christchurch Local Plan 2001.

The Chairman raised that the Town Clerk be delegated to send the objection to the Local Planning Authority in consultation with the Chairman and Vice-Chairman on the following grounds:

**OBJECTION raised:**

- 1) The proposal has a detrimental impact due to its prominent location in an historic setting when considering its proximity to listed heritage assets contrary to HE1 of the Christchurch and East Dorset Local Plan – Part 1 Core Strategy and contrary to saved policy BE4(1),(3) and (4) of the Christchurch Local Plan 2001**
- 2) The proposal to a lesser extent has an impact upon public safety in that weed and river detritus may possibly collect around the pole.**

Voting: unanimous

The meeting ended at 6.47pm

CHAIRMAN

Application Number	Address	Commencement Date	Demand Notice issued	Amount	Total Amount Due To Parish	Date Payment(s) received	Payments received	Parish Amount Received	
8/16/2556	72 Avenue Road	25/05/2017	26/06/2017	£ 16,745.00	£ 2,511.75	01/08/2017 & 15/10/2019	£ 16,745.00	£ 2,511.75	PAID IN FULL
8/17/0384	20 Lodge Road	31/08/2017		£ 16,320.00	£ 2,448.00	05/10/2017	£ 16,320.00	£ 2,448.00	PAID IN FULL
8/16/2732	34 Bronte Ave	23/10/2017	02/11/2017	£ 8,460.00	£ 1,269.00	15/02/2018	£ 8,460.00	£ 1,269.00	PAID IN FULL
8/16/2786	2 Watermead		31/01/2018	£ 13,338.00	£ 2,000.70	19/03/2018	£ 13,338.00	£ 2,000.70	PAID IN FULL
8/17/0327	11 Victoria Rd	17/07/2017	10/05/2018	£ 6,750.00	£ 1,012.50	02/07/2018	£ 6,750.00	£ 1,012.50	PAID IN FULL
8/17/0836	38/44 Grove Road West	01/12/2017	22/11/2017	£ 11,985.00	£ 1,797.75	30/01/2018 & 13/08/2018	£ 11,985.00	£ 1,797.75	PAID IN FULL
8/16/2149	The Crooked Beam	10/08/2017	24/08/2017	£ 10,950.00	£ 1,642.50	04/09/2017	£ 10,950.00	£ 1,642.50	PAID IN FULL
8/17/1967	53 Clarendon Road	05/09/2018	23/08/2018	£ 19,960.32	£ 2,994.05	05/11/2018 & 02/08/2019	£ 19,960.32	£ 2,994.05	PAID IN FULL
8/18/1266	55 Clarendon Road	05/03/2019	26/02/2019	£ 29,929.80	£ 4,489.47	01/07/2019	£ 29,929.80	£ 4,489.47	PAID IN FULL
8/19/0173	adj 13 Island View Avenue	10/07/2019	11/07/2019	£ 37,641.19	£ 5,646.18	11/07/2019	£ 37,641.19	£ 5,646.18	PAID IN FULL
8/19/1055	4 Stour Road	25/09/2019	17/10/2019	£ 11,392.96	£ 1,708.94	03/02/2020	£ 11,392.96	£ 1,708.94	PAID IN FULL
8/15/0715	4 Grove Road East	02/10/2017	28/09/2017	£ 12,150.00	£ 1,822.50	29/11/2017, 01/10/2017, 01/11/2018, 03/12/2018, 03/01/2019, 04/02/2019, 05/03/2019	£ 12,150.00	£ 1,822.50	PAID IN FULL
8/18/0776	Wishes Café, 1 Bank Close	25/02/2019	20/02/2019	£ 26,232.90	£ 3,934.94	15/04/2019 & 18/02/2020	£ 26,232.90	£ 3,934.94	PAID IN FULL
8/18/2382	8 West View Road	11/02/2019	06/02/2019	£ 5,762.05	£ 864.31	12/04/2019 & 24/10/2019	£ 5,762.05	£ 864.31	PAID IN FULL
8/19/0022	R/o 36 Grove Road West	09/08/2019	08/08/2019	£ 20,511.00	£ 3,076.65	12/08/2019 & 29/07/2020	£ 20,511.00	£ 3,076.65	PAID IN FULL
8/19/0256	3 Sherwood Close	14/09/2019	22/08/2019	£ 10,040.35	£ 1,506.05	13/11/2019 & 21/08/2020	£ 10,040.35	£ 1,506.05	PAID IN FULL
8/19/0702	14 Bure Homage Lane	10/12/2019	04/12/2019	£ 11,858.29	£ 1,778.74	24/12/2019 & 01/09/2020	£ 11,858.29	£ 1,778.74	PAID IN FULL
8/17/1233	Adj 14 Lodge Rd	04/09/2020	11/09/2020	£ 12,476.22	£ 1,871.43	21/09/2020	£ 12,476.22	£ 1,871.43	Self Build VOID - Property being sold PAID IN FULL
8/17/2252	8 & 10 Grove Road East	04/03/2019	28/09/2018 (PLOT 1)	£ 10,014.00	£ 1,502.10	08/10/2018, 23/12/2019, 27/12/2019 & 03/01/2020	£ 10,014.00	£ 1,502.10	Self build claim received on plot 2 only PAID IN FULL
8/17/2513	28 Grove Road West	22/07/2019	09/07/2019	£ 9,750.00	£ 1,462.50	10/10/2019	£ 2,437.50	£ 365.63	1st Instalment Paid
8/19/0054	25 Springfield Avenue	20/04/2020	26/03/2020	£ 43,280.24	£ 6,492.04	02/04/2020	£ 10,820.06	£ 1,623.01	1st Instalment Paid
8/19/0844	13 Portfield Road	10/08/2020	21/08/2020	£ 29,298.81	£ 4,394.82	30/11/2020	£ 7,324.70	£ 1,098.71	1st Instalment Paid
8/20/0003	12 Gardner Road	15/09/2020	25/09/2020	£ 24,349.30	£ 3,652.40	30/11/2020	£ 6,087.33	£ 913.10	1st Instalment Paid
8/19/1550	43 Bargates	20/05/2020	05/06/2020	£ 10,142.62	£ 1,521.39				
8/20/0003	12 Gardner Road	25/09/2020	25/09/2020	£ 24,349.30	£ 3,652.40				
8/20/0128	17 Stanpit	30/10/2020	30/10/2020	£ 51,851.75	£ 7,777.76				
8/20/0423	43 Bargates	06/11/2020	06/11/2020	£ 10,107.59	£ 1,516.14				
8/18/3241	202 Barrack Road	06/11/2020	06/11/2020	£ 22,562.52	£ 3,384.38				
8/20/0050	Adjacent 31 De Havilland Way	20/11/2020	20/11/2020	£ 22,667.62	£ 3,400.14				
					£ 81,131.53				
							£ 319,186.67	£ 47,878.01	Total Payments Received
								-£ 43,994.76	Paid to Parish
								£ 3,883.25	Current Parish Total

**ITEM 9**

## APPENDIX 1

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